

Population Estimates and Growth Forecasting

C E N T R E C O U N T Y , P E N N S Y L V A N I A

SPECIAL POINTS OF INTEREST:

- Trends
- Estimates
- Projections
- Residential growth

This document reviews only the projected populations based on forecasted residential growth. For more information on commercial growth, please contact the Planning & Community Development Office.

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Population Statistics: Value and use in community planning

The statistical study of all human populations is known as demography, which derives from the Greek word *dēmos* meaning people. Demography aims to capture characteristics of populations such as size, growth, density, distribution, and vital statistics—such as births and deaths—at any one point in time or across several points in time.

To the local community planner, having accurate population statistics is a valuable tool especially when he or she must lend technical assistance to others. For example, if the school board

president is weighing his or her options on how to plan long-term for facility upgrades and new computer equipment, he or she needs to know how many people under the age of 18 are expected to be enrolled in the school district over the next decade. Population estimates and projections could help the school board president make a better informed decision.

For the director of the transportation authority, he or she may have limited funding to expand bus services. Not only does the transportation director need to know

how many more people may need to be served, but he or she needs to know where these people will be located.

Finally, a community planner may know that a new residential subdivision is going to be built out over the next decade. He or she will need to know an estimate on the number of persons per household to share with the municipal water authority who, in turn, must plan for additional water usage and facility upgrades within that known time frame.

Population Statistics: Who's who and who's where...and why it matters

Demography is more than just studying the general population to attain headcounts of people living in a certain locale at a certain time. Population statistics can tell us about the social and economic characteris-

tics of people, their ethnic background, race, age, and sex. These characteristics are important to community planners who may need to be marketing services to a particular target population. Community planners who

seek federal and state grant funding may need to know the population in their community that best qualifies for the monies sought, where this population lives, and how to best distribute the resources available.

POPULATION CENSUS

A census is the most direct way of collecting demographic data. The United State Census Bureau conducts a decennial census – a census every ten years – as mandated by the United States Constitution. Population counts enumerated by the decennial census are used to allocate Congressional seats, electoral votes, and federal funding. The first national U.S. Census was in 1790; the next decennial census is 2010.

Decennial U.S. Census figures are based on actual counts of persons dwelling in U.S. residential structures. They include citizens, non-citizen legal residents, non-citizen long-term visitors and illegal immigrants. Both long- and short-form surveys are mailed out at random.

collected by the decennial census is considered sample data – enough people are surveyed that the resulting data is statistically significant to represent the entire population.



Because it would be both very expensive and impractical to send census surveys to every house in the United States, the information



An estimate is a population statistic based on census data (or the best available population data) to determine the population at some time in the past.

A population census differs from a population estimate in that the census strives to make as accurate a count as possible based on the limits of time, resources, and amount of surveys collected. The census is based on a survey within a mandated time frame.

An estimate is a population

statistic based on census data (or the best available population data) to determine the population at some time in the past.

For Centre County, population estimates are examined for the year 2008 based on the best data available to planners – both U.S. Census data for

the number of persons per household in the year 2000 and building permit data from the years 2000 through 2008.

Although the next decennial census takes place in 2010, most data will not be released until 2011.

POPULATION ESTIMATES

Calculating population estimates

A simple population estimate is based on an extrapolative method which involves determining the annual growth rate (or population decline) and applying that rate to the most recent time period for which data are available to produce the estimate. This method ignores other parameters such as birth rates, death rates, and migration.

$$b = (Pt2 - Pt1) / n$$

$$Pt3 = Pt2 + bn'$$

Where:

b is the average annual population change between time 1 and time 2

Pt2 is the known population at time 2

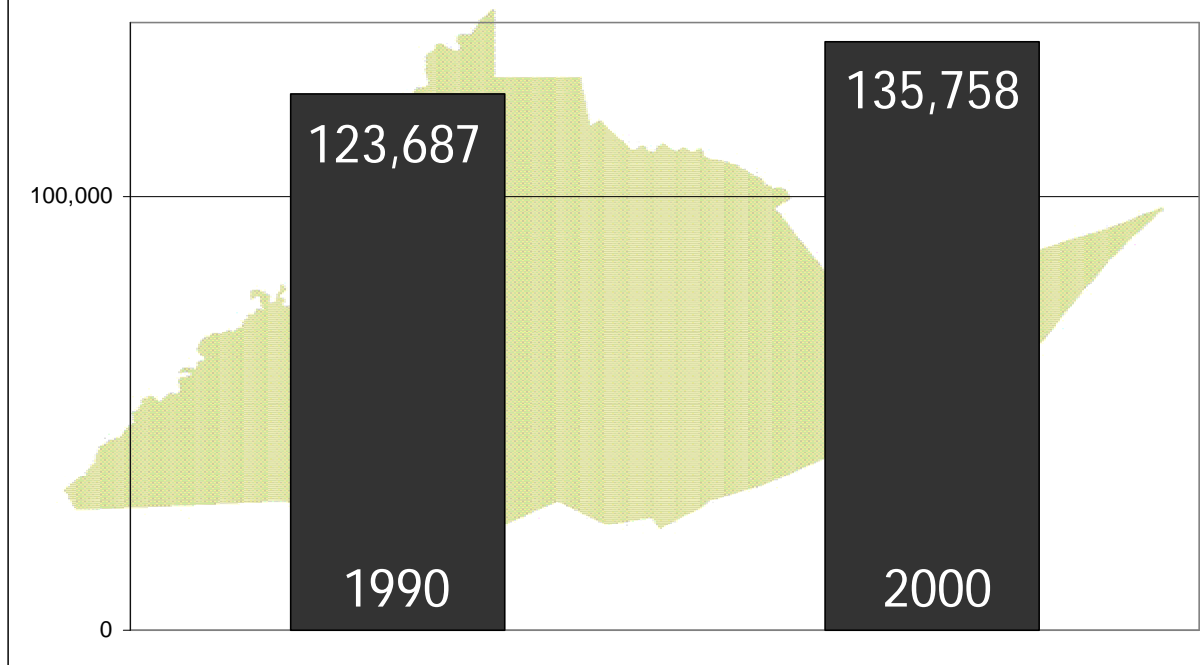
Pt1 is the known population at time 1

n is the number of years between time 1 and time 2

n' is the number of years between time 2 and the estimate date (time 3)

Pt3 is the population estimate for time 3

Centre County decennial census populations: 1990 and 2000



Based on the U.S. Census decennial surveys for 1990 and 2000, we know that the population of Centre County grew by 12,071 people. For a survey method such as the one conducted by the Census Bureau, the data collected is a sample—it represents trends and characteristics of the total population. We can use the simple extrapolative method on page 2 to estimate the population growth within the county between the decennial censuses.

$$b = (Pt2 - Pt1) / n$$

$$(135,758 - 123,687) / 10 = 1,207.1 \text{ persons per year}$$

$$1991 \text{ population} = 123,687 + (1,207.1 \times 1) = 124,849.1$$

$$1992 \text{ population} = 123,687 + (1,207.1 \times 2) = 126,101.2$$

$$1993 \text{ population} = 123,687 + (1,207.1 \times 3) = 127,308.3$$

$$1994 \text{ population} = 123,687 + (1,207.1 \times 4) = 128,515.4$$

$$1995 \text{ population} = 123,687 + (1,207.1 \times 5) = 129,722.5$$

$$1996 \text{ population} = 123,687 + (1,207.1 \times 6) = 130,929.6$$

$$1997 \text{ population} = 123,687 + (1,207.1 \times 7) = 132,136.7$$

$$1998 \text{ population} = 123,687 + (1,207.1 \times 8) = 133,343.8$$

$$1999 \text{ population} = 123,687 + (1,207.1 \times 9) = 134,550.9$$

$$2000 \text{ population} = 123,687 + (1,207.1 \times 10) = 135,758$$



This method assumes the same rate of population growth every year. However, we know that population growth rates (or population declines) fluctuate based on birth rates, death rates, and migration on a year-to-year basis.

Population Estimate through 2009

Applying the arithmetic extrapolative technique

Based on the census data we have and applying the extrapolative technique used to estimate the population growth between the 1990 and 2000 census, let's apply the same technique to estimate the Centre County population throughout the 2000s. Because the 2010 decennial census is approaching, we are looking into the past.

Again, we are going to assume an arithmetic growth rate – the same change to the population every year – ignoring factors such as births, deaths, and migration. We will assume that the county population is growing by 1,207.1 persons per year.



Based on the U.S. Census decennial surveys for 1990 and 2000, we know that the population of Centre County grew by 12,071 people. So, let's apply the same method to estimate the population throughout the 2000s.

$$b = (Pt2 - Pt1) / n = (2000 \text{ population} - 1990 \text{ population}) / \text{number of years difference between } Pt2 \text{ and } Pt1$$

$$(135,758 - 123,687) / 10 = 1,207.1 \text{ rate of growth in persons per year}$$

$$Pt3 = Pt2 + bn', \text{ where } n' \text{ is the number of years difference between } Pt2 \text{ and } Pt3$$

$$2001 \text{ population} = 135,758 + (1,207.1 \times 1) = 136,965.1$$

$$2002 \text{ population} = 135,758 + (1,207.1 \times 2) = 138,172.2$$

$$2003 \text{ population} = 135,758 + (1,207.1 \times 3) = 139,379.3$$

$$2004 \text{ population} = 135,758 + (1,207.1 \times 4) = 140,586.4$$

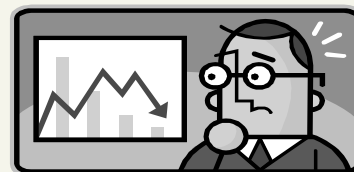
$$2005 \text{ population} = 135,758 + (1,207.1 \times 5) = 141,793.5$$

$$2006 \text{ population} = 135,758 + (1,207.1 \times 6) = 143,000.6$$

$$2007 \text{ population} = 135,758 + (1,207.1 \times 7) = 144,207.7$$

$$2008 \text{ population} = 135,758 + (1,207.1 \times 8) = 145,414.8$$

$$2009 \text{ population} = 135,758 + (1,207.1 \times 9) = 146,621.9$$



This method assumes the same rate of population growth every year. However, the 2000s saw the housing boom and the housing crunch, an economic recession, and continued aging of the general population that make us re-evaluate a simple arithmetic method to quantifying general population statistics, especially when municipal level data is available.

Population Estimate through 2008

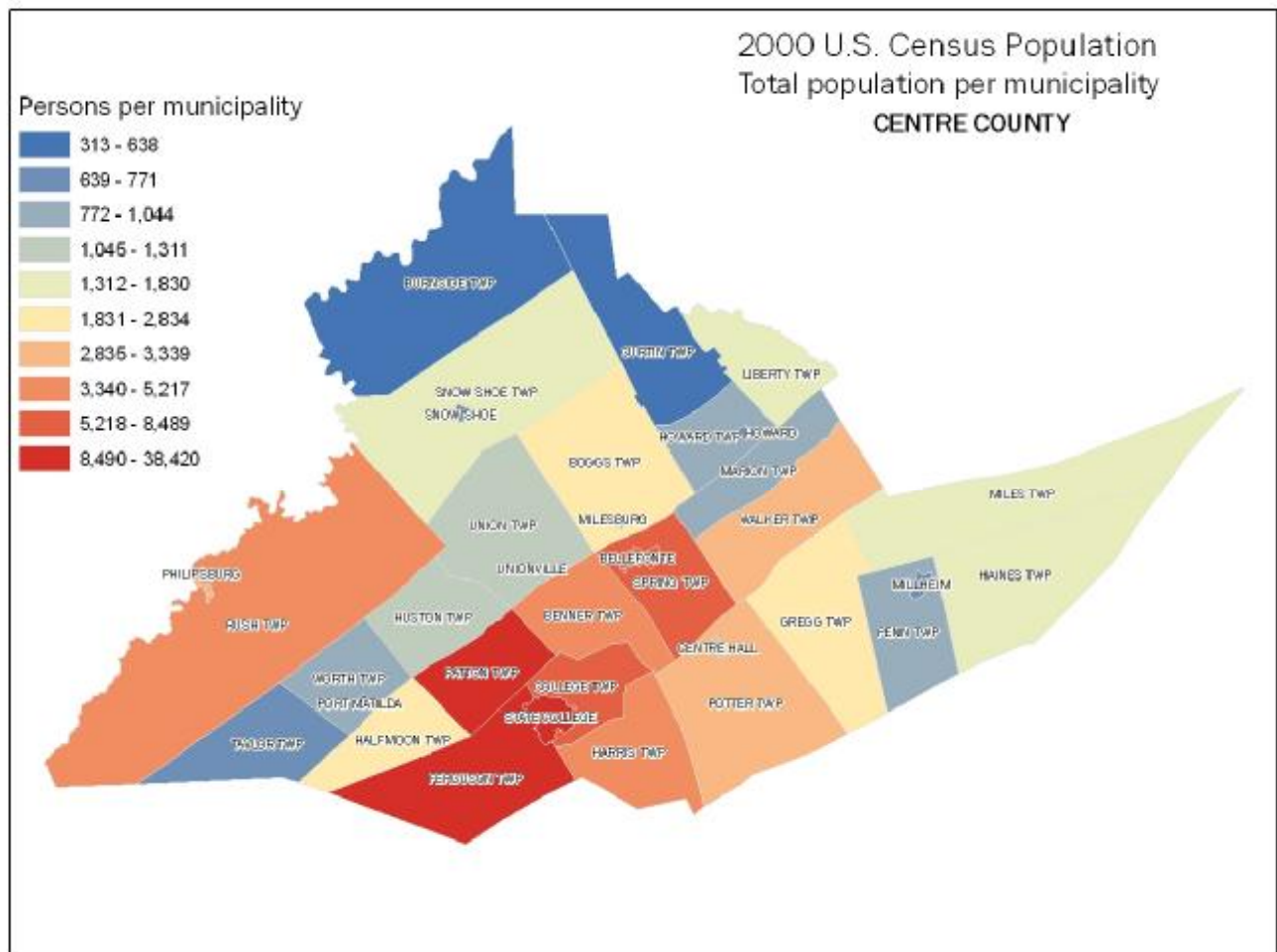
Applying the Growth Forecasting Data



Municipal data was used to calculate local population statistics.

The Travel Demand and Growth Forecasting Model (TD/GF) was a project launched by the Centre Regional Planning Agency in mid-summer of 2009. The main purpose of the model was to predict the number of vehicle trips that would be expected, and on what highways, based on forecasted growth – residential, commercial, and industrial – throughout the county. Part of the TD/GF model was forecasting the number of persons per municipality, specifically where their permanent residences would be, and where in the county they would be commuting to work. In terms of population counts, we already know the 2000 census population for both the entire county and for each municipality, which would serve as our baseline data. However, we needed to factor in other available datasets to estimate the population of the years up through 2008.

2000 Census data: Population per municipality



The map graphic above depicts the number of persons per municipality according to the 2000 U.S. Census Bureau. Municipalities shaded in dark blue have lower populations while municipalities shaded in dark red have higher populations.

2000 Census data: Municipal Populations

MUNICIPALITY	2000 population
Belleville	6,395
Benner	5,217
Boggs	2,834
Burnside	410
Centre Hall	1,079
College	8,489
Curtin	551
Ferguson	14,063
Gregg	2,119
Haines	1,479
Halfmoon	2,357
Harris	4,657
Howard Borough	699
Howard Township	924
Huston	1,311
Liberty	1,830
Marion	978
Miles	1,573
Milesburg	1,187
Millheim	749
Patton	11,420
Penn	1,044
Philipsburg	3,056
Port Matilda	638
Potter	3,339
Rush	3,904
Snow Shoe Borough	771
Snow Shoe Township	1,760
Spring	6,117
State College	38,420
Taylor	741
Union	1,200
Unionville	313
Walker	3,299
Worth	835
2000 Census Total County	135,785

NOTE: Because South Philipsburg Borough consolidated into Rush Township in 2007, the 2000 Census population for South Philipsburg was grouped in with Rush Township for the purposes of this document. In terms of persons per household, the 2000 Census average person per household in South Philipsburg Borough was 2.5; the average number of persons per household in Rush Township was 2.45. For the population estimations used in this document, the figure 2.5 persons per household was used during the growth forecasting data collection process. Given that we are dealing with a limited geographic area, we predict a smaller margin of error.



For more information regarding the consolidation of South Philipsburg Borough into Rush Township, please contact the Centre County Office of Tax Assessment.

Given that we have available the number of persons per municipality from the 2000 U.S. Census, we used these figures to establish our baseline population. However, we had to estimate the 2008 population based on data most readily available. Building permit data was used to estimate the population up through 2008. Staff reviewed how many building permits had been issued in each municipality between the years 2000 and 2008. To get an estimated population per municipality, the number of issued building permits was multiplied by the average number of people per household based on 2000 U.S. Census data.

Although the U.S. Census performed an American Community Survey for the 2006 to 2008 period for Centre County, these numbers did not reflect the overall population totals but rather focused on the socio-economic changes at the household level during that time period compared to the last census.

2000 Census data:
Average number of persons per household

What does the Census classify as a household?

A household includes all the persons who occupy a housing unit. A housing unit is a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or if vacant, is intended for occupancy) as separate living quarters. Separate living quarters are those in which the occupants live and eat separately from any other persons in the building and which have direct access from the outside of the building or through a common hall. The occupants may be a single family, one person living alone, two or more families living together, or any other group of related or unrelated persons who share living arrangements. (People not living in households are classified as living in group quarters.) 2000 Census.

The townships of Benner and Burnside averaged the *least* number of persons per household at 2.17.

Halfmoon Township averaged the *most* number persons per household at 3.07.

Of the 35 municipalities, 4 had less than a 2.25 average number of persons per household; 5 had an average number of persons greater than 2.75; the remaining 26 municipalities had an average number of persons per household greater than 2.25 but less than 2.75.

For the 2010 Census, the label 'Households and Families' will be renamed 'Families and Living Arrangements'. This title change reflects cultural and social changes throughout the United States in terms of marital status and family characteristics. For more information regarding how the data under this heading will be collected please visit the U.S. Census Bureau's website at <http://www.census.gov/>.

For purposes of the growth forecasting data, within areas with known population anomalies, these averages have been adjusted at the TAZ (transportation analysis zone) level to reflect the most accurate population estimates for the travel demand scope of the model. In the Centre Region, which includes the student population of Penn State, having to make adjustments to the average household size is necessary to reflect the type of housing on campus which average more than 2.3 persons per unit, a figure which applies to the other parts of State College Borough.

The growth forecasting data collection process did take into account the seasonal residential properties which, for the most part, are in the northern tier of the county. Seasonal residential subdivisions are found in Burnside, Snow Shoe, Liberty and Curtin Townships. Seasonal residential properties—classified for tax purposes as those properties occupied less than 50% of the year—were not counted in the forecasting data because a) these properties are not permanent residences which will generate daily trips and b) the average household population for a seasonal property will fluctuate throughout the year depending on the intended use of the seasonal residence (weekend home, summer home, hunting camp, etc.).



MUNICIPALITY	Persons per household*
<i>*Average number of persons per household</i>	
Bellefonte	2.42
Benner	2.17
Boggs	2.64
Burnside	2.17
Centre Hall	2.2
College	2.41
Curtin	2.66
Ferguson	2.54
Gregg	2.7
Haines	2.8
Halfmoon	3.07
Harris	2.65
Howard Borough	2.48
Howard Township	2.69
Huston	2.62
Liberty	2.53
Marion	3.03
Miles	2.96
Milesburg	2.49
Millheim	2.41
Patton	2.38
Penn	2.77
Philipsburg	2.19
Port Matilda	2.48
Potter	2.54
Rush	2.45
Snow Shoe Borough	2.7
Snow Shoe Township	2.58
Spring	2.47
State College	2.3
Taylor	2.53
Union	2.68
Unionville	2.63
Walker	2.73
Worth	2.63

Number of Housing Units in 2000: U.S. Census

MUNICIPALITY	2000 Census Total Housing Units
Bellefonte	2,953
Benner	1,386
Boggs	1,162
Burnside	325
Centre Hall	514
College	3,213
Curtin	339
Ferguson	5,699
Gregg	927
Haines	669
Halfmoon	802
Harris	1,855
Howard Borough	295
Howard Township	375
Huston	547
Liberty	825
Marion	339
Miles	693
Milesburg	482
Millheim	333
Patton	4,947
Penn	533
Philipsburg	1,527
Port Matilda	274
Potter	1,467
Rush	1,879
Snow Shoe Borough	305
Snow Shoe Township	858
Spring	2,559
State College	12,488
Taylor	333
Union	506
Unionville	127
Walker	1,257
Worth	350

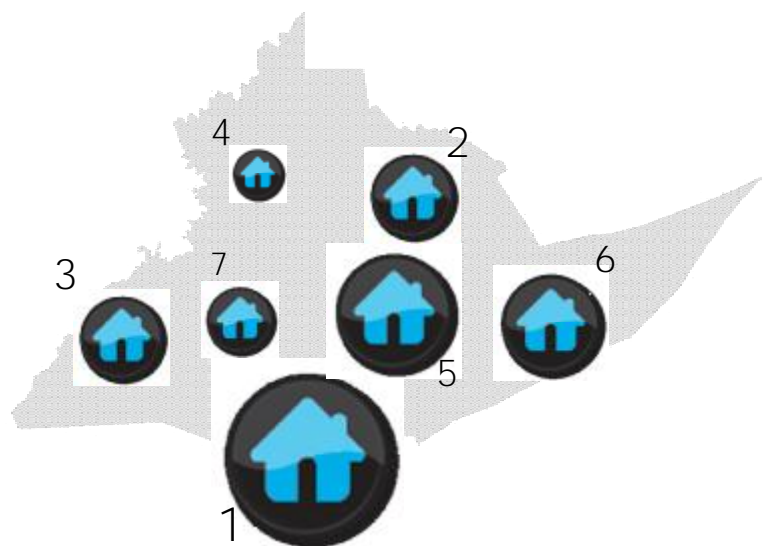


Housing Units by Planning Region based on the 2000 Census

Centre¹: 29,301Lower Bald Eagle Valley²: 3,478Moshannon Valley³: 3,397Mountaintop⁴: 1,488Nittany Valley⁵: 8,489Penns. Valley⁶: 5,136Upper Bald Eagle Valley⁷: 2,137

Part of the growth forecasting project is to identify those planning regions which are predicted to gain more homes through 2040, thus letting community planners know the 'hot spots' for development and what infrastructure and services may be necessary to support growth.

Housing Units per Planning Region in 2000



BASELINE DATA FOR HOUSING UNITS:

Number of dwelling units (residences) constructed between 2000 and 2008

Building permit data is available through both the Centre Regional Planning Agency and the Centre County Planning and Community Development Offices. Permit data is divided into residential, commercial, industrial, public and so on.

In the building permit information for residential construction, one can find break-outs for single-family dwellings, multi-unit structures, townhouses, and mobile homes. Each of these housing types factors into how the population will be spatially distributed.

Single-family dwellings typically take up more acres per unit—in some subdivisions this can be between 0.25 and 0.4 acres. In more rural areas of the county, a single family home can be constructed on a lot

greater than 1 acre. Single-family unit subdivisions lend themselves to a sparse population density.

Multi-unit structures and townhouses, however, typically require less acreage per unit and a 'common area' for all residents is included as either an open space, recreational facilities, or even vehicle parking. Multi-family units lend themselves to denser population distributions.

Having knowledge of the type of housing unit constructed coupled with where it was constructed will drive how the population is spatially distributed.

In the early 2000s, new homes were being constructed at a steady rate. However, Centre County was not totally immune from the national

economic recession nor the bursting of the 'housing bubble' - a buzzword common in realtor lingo. The number of new dwelling units did decrease slightly on an annual basis.

While in the early part of the decade, more single-family homes were being constructed; but in the later half of the decade, permit data revealed that townhouse and multi-unit construction was on the rise.

The economic influence on new home construction has factored into the population estimates for the growth forecasting — an external parameter not weighed in when performing arithmetic, extrapolative population techniques. Therefore, not only do intrinsic factors to people affect population growth but external parameters do, too.

Planning Region	2000 Total Units	2001	2002	2003	2004	2005	2006	2007	2008 Total Units
Centre	572	306	449	396	330	365	404	236	196
Lower Bald Eagle	41	32	33	44	36	39	29	17	17
Moshannon	45	19	12	27	27	12	18	11	15
Mountaintop	13	16	11	16	13	6	11	6	6
Nittany Valley	102	138	180	141	117	159	157	160	96
Penns Valley	90	65	65	94	88	59	50	43	21
Upper Bald Eagle	47	26	23	45	22	13	16	13	17
TOTALS	910	602	773	763	673	675	685	486	368

Population Estimates and Residential Growth Forecasting at the Municipal Level

The following section presents forecasted population and residential growth on a municipal level—by boroughs and townships.

Although this level of detail may seem like a micro-examination, to the officials and residents of each municipality, this information is useful at their tier of government. Every municipality has its own *fact sheet*. What information is contained on the fact sheet?

- The 2008 Population Estimate
- Estimated number of existing dwelling units
- Average number of persons per household
- Forecasted residential growth by the number of dwelling units through year 2040
- The forecasted change in population through year 2040
- Assumptions made within the municipality
- Key maps showing residential growth 'hot spots'

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Bellefonte Borough: Population Estimates & Residential Growth Forecasting



2.42 persons
per household



2000 Population:
6,953



2000 Housing Units:
2,953



2008 Population Estimate

Year 2000 Housing Units	New Housing Units 2000 to 2008	Total Estimated Housing Units 2008	2000 Population	Persons per household	Estimated 2008 Population
2,953	30	$2,953 + 30 = 2,983$	6,953	2.42	$2,983 \times 2.42 = 7,218.86$

2009–2020 Residential Growth Forecasted

Single Family Units	14
Multi Family Units	90
TOTAL Units	104

2021-2030 Residential Growth Forecasted

Single Family Units	64
Multi Family Units	64
TOTAL Units	128

2031-2040 Residential Growth Forecasted

Single Family Units	102
Multi Family Units	64
TOTAL Units	166

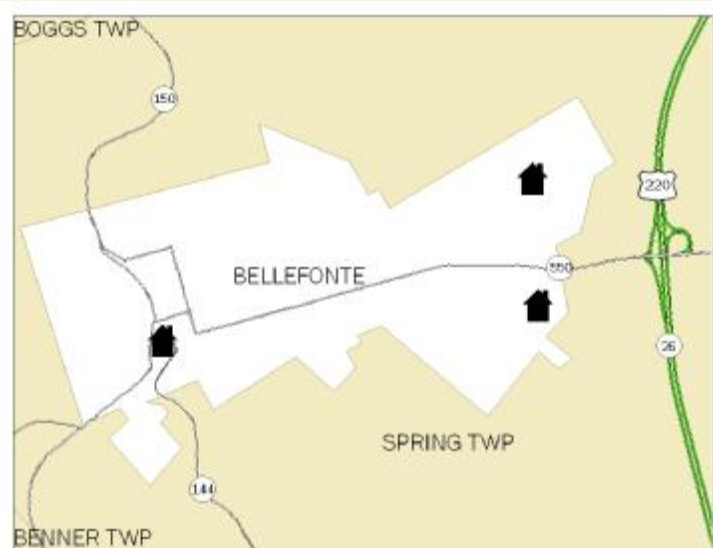
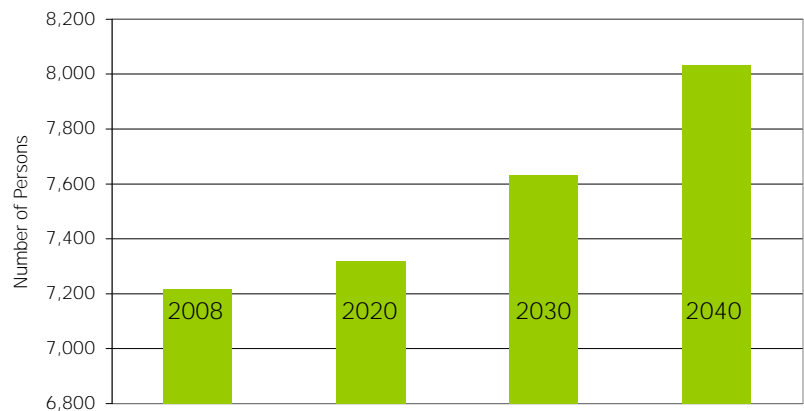
Total Units for the time period 2009-2040

Single Family Units	141
Multi Family Units	218
TOTAL Units	398

Assumes no zoning changes

Assumes household size remains constant

Bellefonte Borough Forecasted Population



- Forecasts residential development for Parkview Heights, the Academy site, and Airport Road area

Benner Township: *Population Estimates & Residential Growth Forecasting*

3.5 persons
per household



2000 Population:
5,217



2000 Housing Units:
1,386



2008 Population Estimate

Year 2000 Housing Units	New Housing Units 2000 to 2008	Total Estimated Housing Units 2008	2000 Population	Persons per household	Estimated 2008 Population
1,386	380	$1,386 + 380 = 1,766$	5,217	2.17	$1,766 \times 3.5 = 6,181$

2009–2020 Residential Growth Forecasted

Single Family Units	150
Multi Family Units	162
TOTAL Units	312

2021-2030 Residential Growth Forecasted

Single Family Units	255
Multi Family Units	0
TOTAL Units	255

2031-2040 Residential Growth Forecasted

Single Family Units	185
Multi Family Units	40
TOTAL Units	225

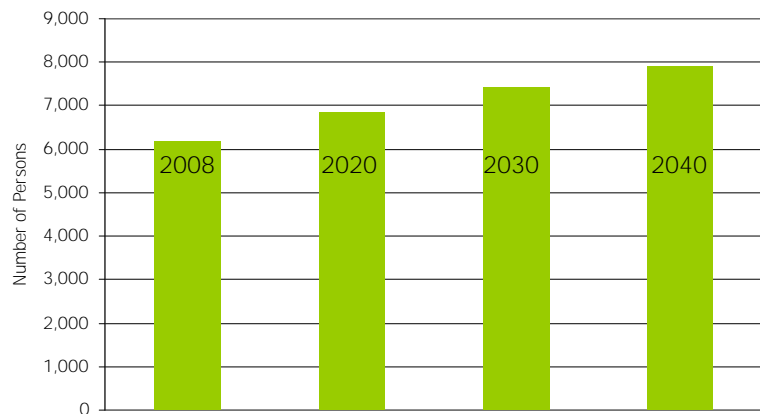
Total Units for the time period 2009-2040

Single Family Units	590
Multi Family Units	202
TOTAL Units	792

Assumes no zoning changes

Assumes household size remains constant

Benner Township Forecasted Population



Boggs Township: Population Estimates & Residential Growth Forecasting

2.64 persons
per household2000 Population:
2,8342000 Housing Units:
1,162

2008 Population Estimate

Year 2000 Housing Units	New Housing Units 2000 to 2008	Total Estimated Housing Units 2008	2000 Population	Persons per household	Estimated 2008 Population
1,162	118	$1,162 + 118 = 1,280$	2,834	2.64	$1,280 \times 2.64 = 3,379.2$

2009–2020 Residential Growth Forecasted

Single Family Units	44
Multi Family Units	0
TOTAL Units	44

2021-2030 Residential Growth Forecasted

Single Family Units	62
Multi Family Units	0
TOTAL Units	62

2031-2040 Residential Growth Forecasted

Single Family Units	53
Multi Family Units	0
TOTAL Units	53

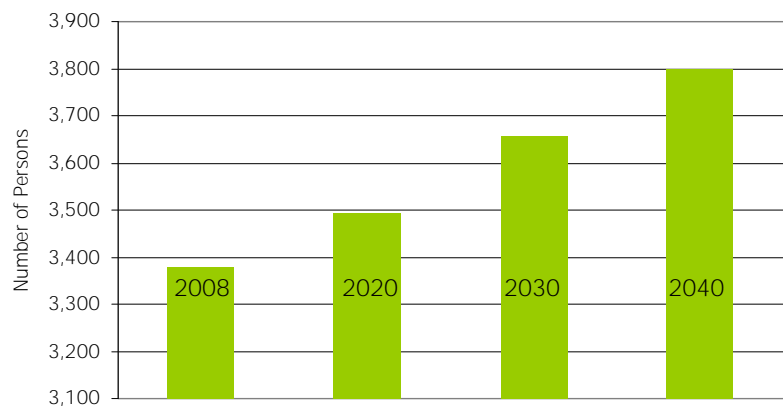
Total Units for the time period 2009-2040

Single Family Units	159
Multi Family Units	0
TOTAL Units	159

Assumes no zoning changes

Assumes household size remains constant

Boggs Township Forecasted Population



- Forecasts full build-out of Oak Hill Estates (41 Lots)
- Identifies 2 farms slated for development by 2030
- Smaller parcel split-offs for 1 and 2 residences



Burnside Township: Population Estimates & Residential Growth Forecasting

2.17 persons
per household2000 Population:
4102000 Housing Units:
325

2008 Population Estimate

Year 2000 Housing Units	New Housing Units 2000 to 2008	Total Estimated Housing Units 2008	2000 Population	Persons per household	Estimated 2008 Population
325	20	$325 + 20 = 345$	410	2.17	$345 \times 2.17 = 748.65$

2009–2020 Residential Growth Forecasted

Single Family Units	15
Multi Family Units	0
TOTAL Units	15

2021-2030 Residential Growth Forecasted

Single Family Units	15
Multi Family Units	0
TOTAL Units	15

2031-2040 Residential Growth Forecasted

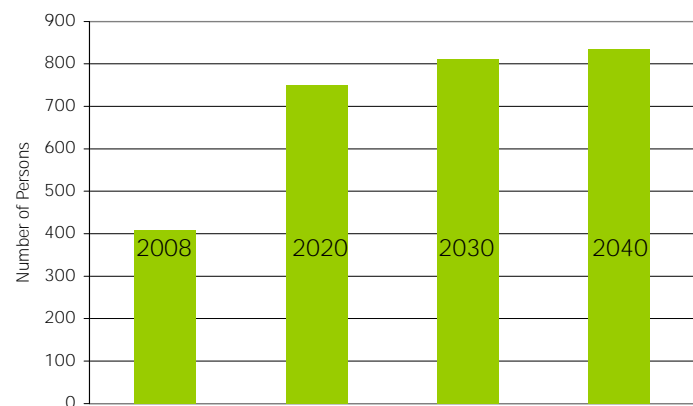
Single Family Units	10
Multi Family Units	0
TOTAL Units	10

Total Units for the time period 2009-2040

Single Family Units	40
Multi Family Units	0
TOTAL Units	40

Assumes no zoning changes
Assumes household size remains constant

Burnside Township Forecasted Population



- Village of Pine Glen is the primary growth area



Centre Hall Borough: Population Estimates & Residential Growth Forecasting

2.2 persons
per household2000 Population:
1,0792000 Housing Units:
514

2008 Population Estimate

Year 2000 Housing Units	New Housing Units 2000 to 2008	Total Estimated Housing Units 2008	2000 Population	Persons per household	Estimated 2008 Population
514	8	$514 + 8 = 522$	1,079	2.2	$522 \times 2.2 = 1,148.4$

2009–2020 Residential Growth Forecasted

Single Family Units	12
Multi Family Units	0
TOTAL Units	12

2021-2030 Residential Growth Forecasted

Single Family Units	6
Multi Family Units	0
TOTAL Units	6

2031-2040 Residential Growth Forecasted

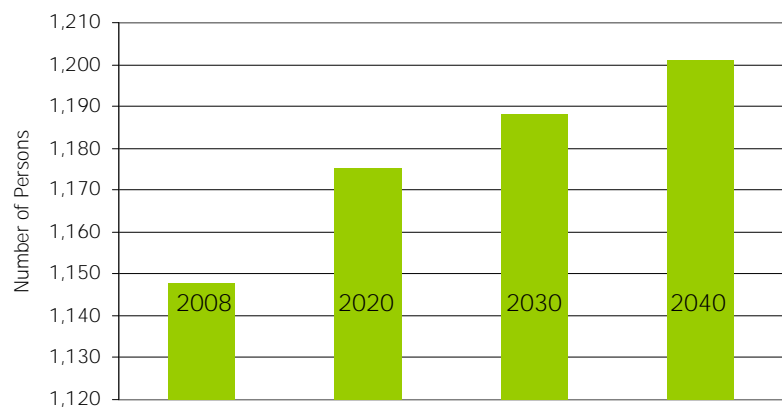
Single Family Units	6
Multi Family Units	0
TOTAL Units	6

Total Units for the time period 2009-2040

Single Family Units	24
Multi Family Units	0
TOTAL Units	24

Assumes no zoning changes
Assumes household size remains constant

Centre Hall Forecasted Population



- Assumes 100% in-fill of vacant borough lots by 2040
- Bordering township development with spillover into borough

College Township: Population Estimates & Residential Growth Forecasting

2.41 persons
per household2000 Population:
8,4892000 Housing Units:
3,213

2008 Population Estimate

Year 2000 Housing Units	New Housing Units 2000 to 2008	Total Estimated Housing Units 2008	2000 Population	Persons per household	Estimated 2008 Population
3,213	553	$3,213 + 553 = 3,766$	8,489	2.41	$3,766 \times 2.41 = 9,076.6$

2009–2020 Residential Growth Forecasted

Single Family Units	328
Multi Family Units	179
TOTAL Units	507

2021-2030 Residential Growth Forecasted

Single Family Units	139
Multi Family Units	355
TOTAL Units	494

2031-2040 Residential Growth Forecasted

Single Family Units	328
Multi Family Units	137
TOTAL Units	465

Total Units for the time period 2009-2040

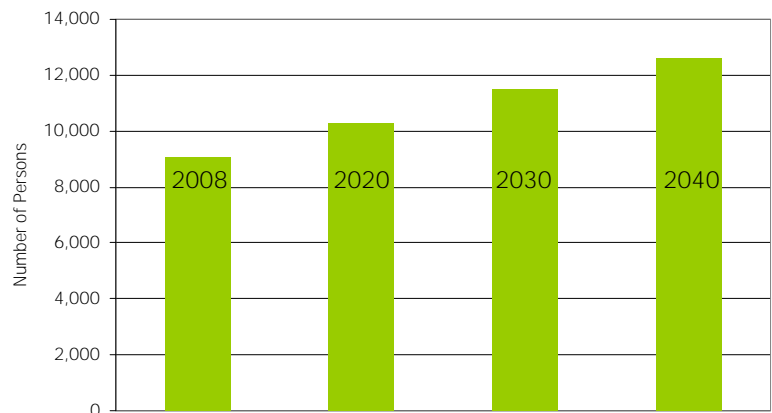
Single Family Units	795
Multi Family Units	671
TOTAL Units	1,466

Assumes no zoning changes

Assumes household size remains constant

Does not reflect full build-out of the Regional Growth Boundary

College Township Forecasted Population



- Most new residences will be in the Houserville or Lemont area.

Curtin Township: Population Estimates & Residential Growth Forecasting

2.66 persons
per household2000 Population:
5512000 Housing Units:
339

2008 Population Estimate

Year 2000 Housing Units	New Housing Units 2000 to 2008	Total Estimated Housing Units 2008	2000 Population	Persons per household	Estimated 2008 Population
339	32	$339 + 32 = 371$	551	2.66	$371 \times 2.66 = 986.86$

2009–2020 Residential Growth Forecasted

Single Family Units	2
Multi Family Units	0
TOTAL Units	2

2021-2030 Residential Growth Forecasted

Single Family Units	1
Multi Family Units	0
TOTAL Units	1

2031-2040 Residential Growth Forecasted

Single Family Units	0
Multi Family Units	0
TOTAL Units	0

Total Units for the time period 2009-2040

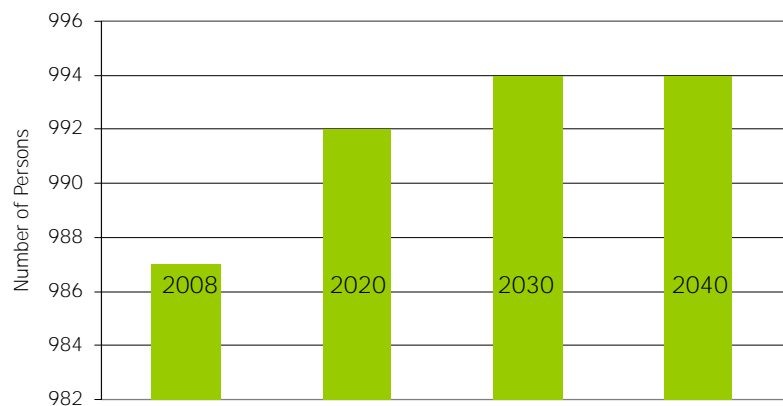
Single Family Units	3
Multi Family Units	0
TOTAL Units	3

Assumes no zoning changes

Assumes household size remains constant

Most development will be seasonal residential; these properties are not counted in population forecasting

Curtin Township Forecasted Population



- Forecasts only a few new residences
- Most development will be seasonal properties



Ferguson Township: *Population Estimates & Residential Growth Forecasting*2.54 persons
per household2000 Population:
14,0632000 Housing Units:
5,699

2008 Population Estimate

Year 2000 Housing Units	New Housing Units 2000 to 2008	Total Estimated Housing Units 2008	2000 Population	Persons per household	Estimated 2008 Population
5,699	1,139	$5,699 + 1,139 = 6,838$	14,063	2.54	$6,838 \times 2.54 = 17,368.2$

2009–2020 Residential Growth Forecasted

Single Family Units	311
Multi Family Units	434
TOTAL Units	745

2021-2030 Residential Growth Forecasted

Single Family Units	349
Multi Family Units	748
TOTAL Units	1,097

2031-2040 Residential Growth Forecasted

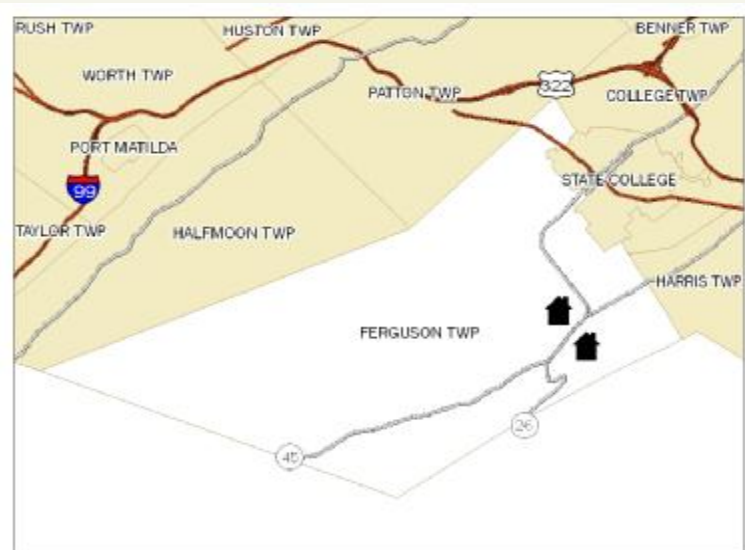
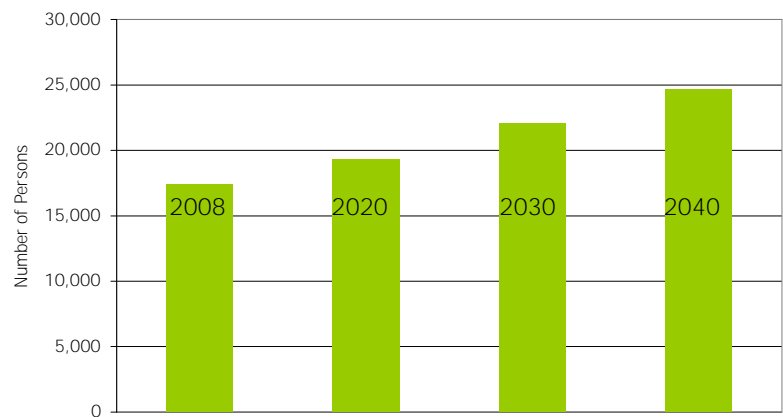
Single Family Units	256
Multi Family Units	765
TOTAL Units	1,021

Total Units for the time period 2009-2040

Single Family Units	916
Multi Family Units	1,947
TOTAL Units	2,863

Assumes no zoning changes
Assumes household size remains constant
Does not reflect full build-out of the Regional Growth Boundary

Ferguson Township Forecasted Population



Gregg Township: Population Estimates & Residential Growth Forecasting

2.7 persons
per household2000 Population:
2,1192000 Housing Units:
927

2008 Population Estimate

Year 2000 Housing Units	New Housing Units 2000 to 2008	Total Estimated Housing Units 2008	2000 Population	Persons per household	Estimated 2008 Population
927	123	$927 + 123 = 1,050$	2,119	2.7	$1,050 \times 2.7 = 2,835$

2009–2020 Residential Growth Forecasted

Single Family Units	16
Multi Family Units	0
TOTAL Units	16

2021-2030 Residential Growth Forecasted

Single Family Units	28
Multi Family Units	0
TOTAL Units	28

2031-2040 Residential Growth Forecasted

Single Family Units	25
Multi Family Units	0
TOTAL Units	25

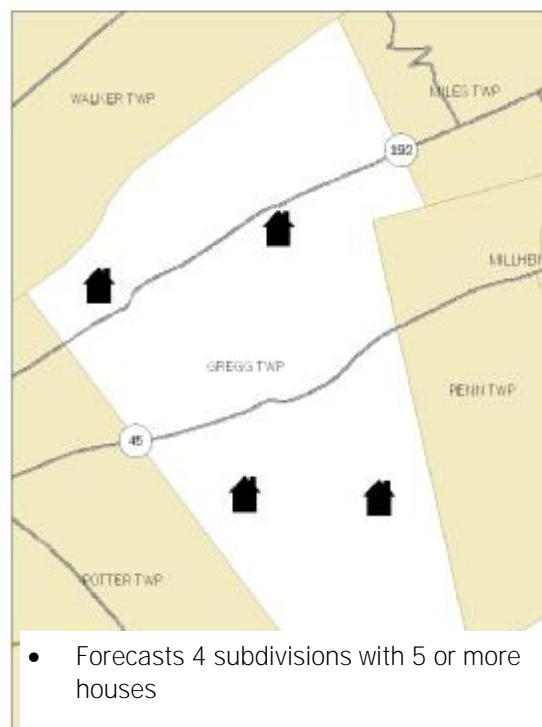
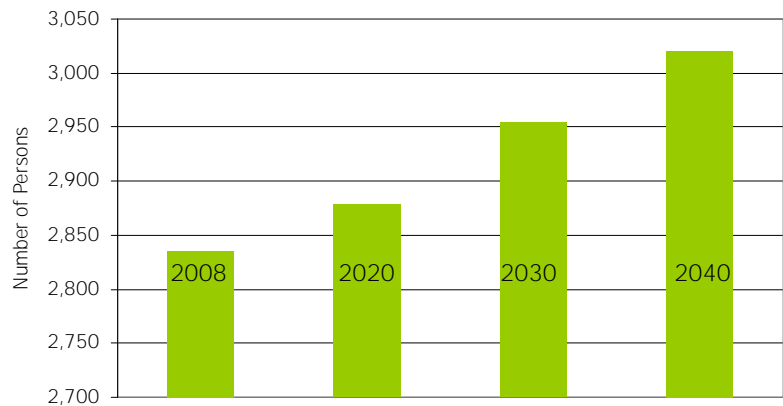
Total Units for the time period 2009-2040

Single Family Units	69
Multi Family Units	0
TOTAL Units	69

Assumes no zoning changes

Assumes household size remains constant

Gregg Township Forecasted Population



Haines Township: Population Estimates & Residential Growth Forecasting

2.8 persons
per household2000 Population:
1,4792000 Housing Units:
669

2008 Population Estimate

Year 2000 Housing Units	New Housing Units 2000 to 2008	Total Estimated Housing Units 2008	2000 Population	Persons per household	Estimated 2008 Population
669	67	$669 + 67 = 1,336$	1,479	2.8	$1,336 \times 2.8 = 3,740.8$

2009–2020 Residential Growth Forecasted

Single Family Units	7
Multi Family Units	0
TOTAL Units	7

2021-2030 Residential Growth Forecasted

Single Family Units	3
Multi Family Units	0
TOTAL Units	3

2031-2040 Residential Growth Forecasted

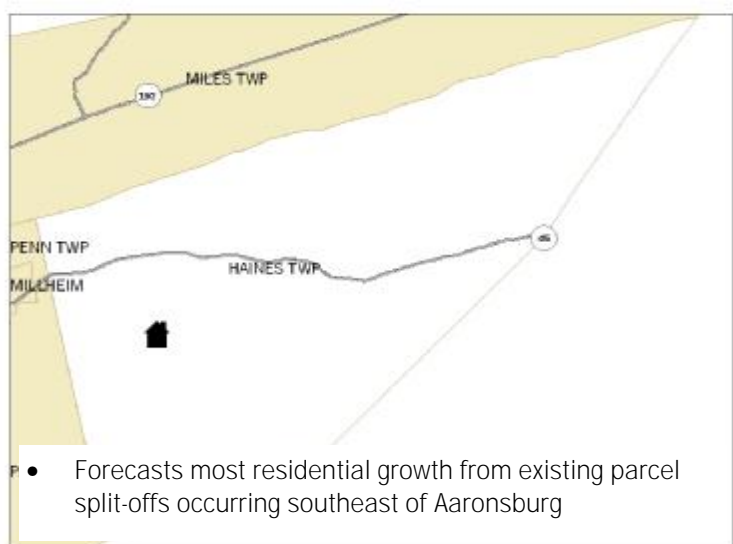
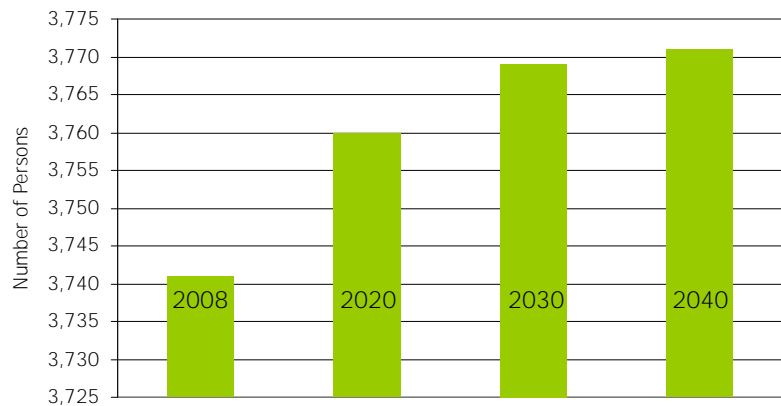
Single Family Units	1
Multi Family Units	0
TOTAL Units	1

Total Units for the time period 2009-2040

Single Family Units	11
Multi Family Units	0
TOTAL Units	11

Assumes no zoning changes
Assumes household size remains constant

Haines Township Forecasted Population



Halfmoon Township: Population Estimates & Residential Growth Forecasting



3.07 persons
per household



2000 Population:
2,357



2000 Housing Units:
802

2008 Population Estimate

Year 2000 Housing Units	New Housing Units 2000 to 2008	Total Estimated Housing Units 2008	2000 Population	Persons per household	Estimated 2008 Population
802	130	$802 + 130 = 932$	2,357	3.07	$932 \times 3.07 = 2,861.24$

2009–2020 Residential Growth Forecasted

Single Family Units	165
Multi Family Units	0
TOTAL Units	165

2021-2030 Residential Growth Forecasted

Single Family Units	135
Multi Family Units	0
TOTAL Units	135

2031-2040 Residential Growth Forecasted

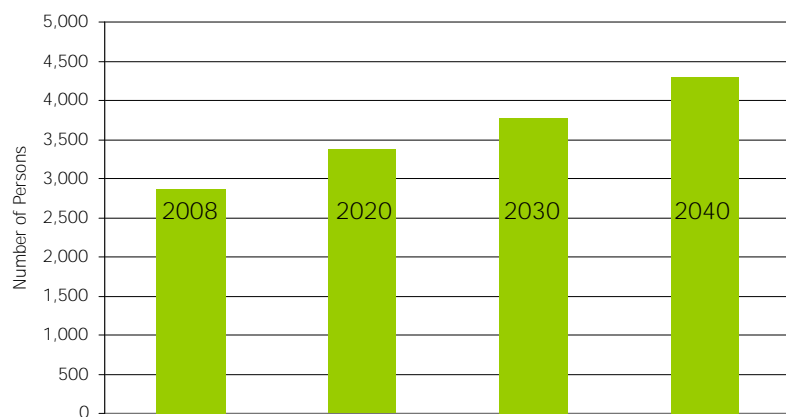
Single Family Units	167
Multi Family Units	0
TOTAL Units	167

Total Units for the time period 2009-2040

Single Family Units	467
Multi Family Units	0
TOTAL Units	467

Assumes no zoning changes
Assumes household size remains constant
Does not reflect full build-out

Halfmoon Township Forecasted Population



Harris Township: *Population Estimates & Residential Growth Forecasting*2.65 persons
per household2000 Population:
4,6572000 Housing Units:
1,855

2008 Population Estimate

Year 2000 Housing Units	New Housing Units 2000 to 2008	Total Estimated Housing Units 2008	2000 Population	Persons per household	Estimated 2008 Population
1,855	325	$1,855 + 325 = 2,180$	4,657	2.65	$2,180 \times 2.65 = 5,777$

2009–2020 Residential Growth Forecasted

Single Family Units	198
Multi Family Units	130
TOTAL Units	328

2021-2030 Residential Growth Forecasted

Single Family Units	255
Multi Family Units	163
TOTAL Units	418

2031-2040 Residential Growth Forecasted

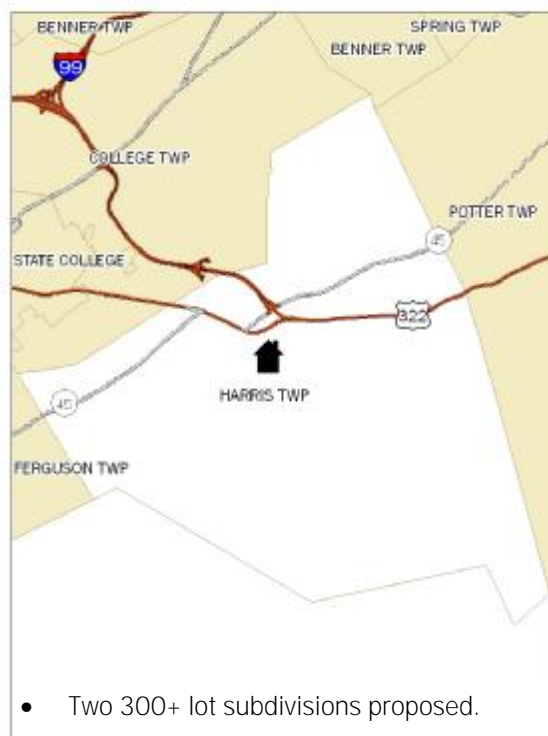
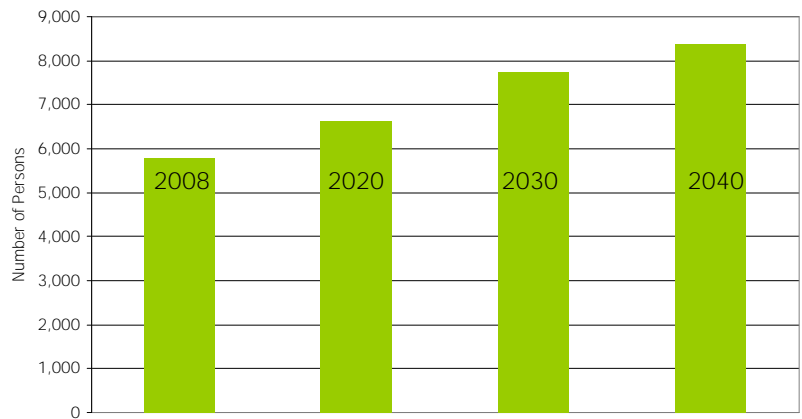
Single Family Units	179
Multi Family Units	58
TOTAL Units	237

Total Units for the time period 2009-2040

Single Family Units	632
Multi Family Units	351
TOTAL Units	983

Assumes no zoning changes
Assumes household size remains constant
Does not reflect full build-out

Harris Township Forecasted Population



Howard Borough: Population Estimates & Residential Growth Forecasting

2.48 persons
per household2000 Population:
6992000 Housing Units:
295

2008 Population Estimate

Year 2000 Housing Units	New Housing Units 2000 to 2008	Total Estimated Housing Units 2008	2000 Population	Persons per household	Estimated 2008 Population
295	3	$295 + 3 = 298$	699	2.48	$298 \times 2.48 = 739.04$

2009–2020 Residential Growth Forecasted

Single Family Units	8
Multi Family Units	0
TOTAL Units	8

2021-2030 Residential Growth Forecasted

Single Family Units	10
Multi Family Units	0
TOTAL Units	10

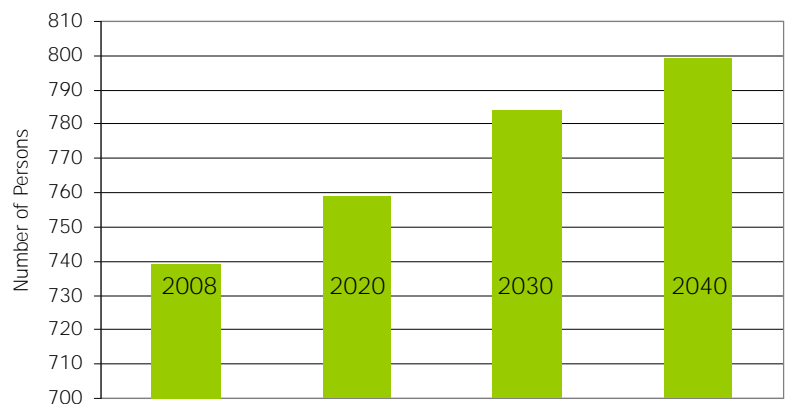
2031-2040 Residential Growth Forecasted

Single Family Units	6
Multi Family Units	0
TOTAL Units	6

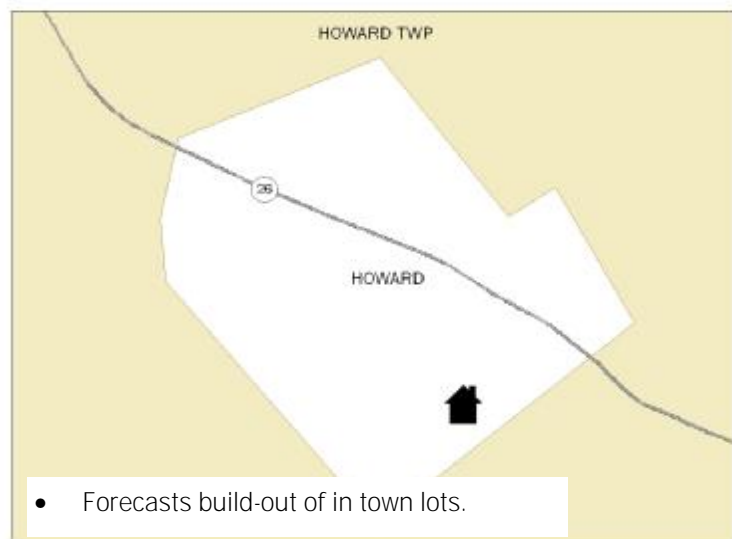
Total Units for the time period 2009-2040

Single Family Units	24
Multi Family Units	0
TOTAL Units	24

Howard Borough Forecasted Population



Assumes no zoning changes
Assumes household size remains constant



Howard Township: *Population Estimates & Residential Growth Forecasting*2.69 persons
per household2000 Population:
9242000 Housing Units:
375

2008 Population Estimate

Year 2000 Housing Units	New Housing Units 2000 to 2008	Total Estimated Housing Units 2008	2000 Population	Persons per household	Estimated 2008 Population
375	41	$375 + 41 = 416$	924	2.69	$416 \times 2.69 = 1,119.04$

2009–2020 Residential Growth Forecasted

Single Family Units	16
Multi Family Units	0
TOTAL Units	16

2021-2030 Residential Growth Forecasted

Single Family Units	13
Multi Family Units	0
TOTAL Units	13

2031-2040 Residential Growth Forecasted

Single Family Units	4
Multi Family Units	0
TOTAL Units	4

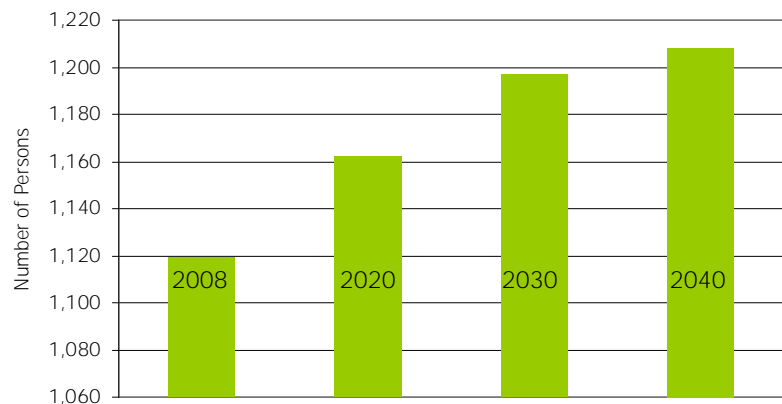
Total Units for the time period 2009-2040

Single Family Units	33
Multi Family Units	0
TOTAL Units	33

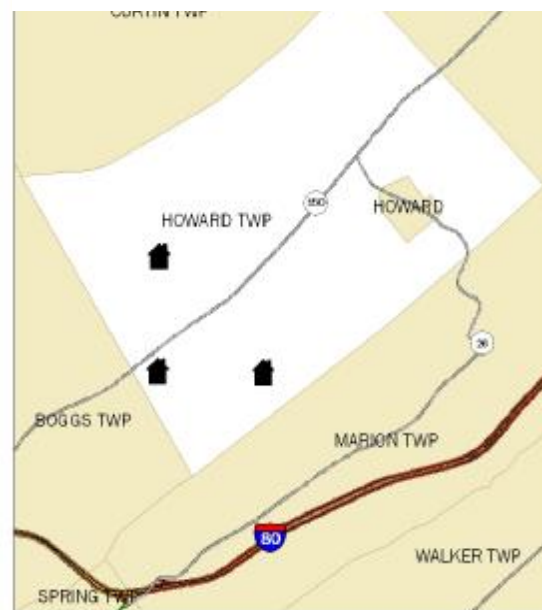
Assumes no zoning changes

Assumes household size remains constant

Howard Township Forecasted Population



- New homes along SR 150
- New homes past Mount Eagle



Huston Township: *Population Estimates & Residential Growth Forecasting*2.62 persons
per household2000 Population:
1,3112000 Housing Units:
547

2008 Population Estimate

Year 2000 Housing Units	New Housing Units 2000 to 2008	Total Estimated Housing Units 2008	2000 Population	Persons per household	Estimated 2008 Population
547	38	$547 + 38 = 585$	1,311	2.62	$585 \times 2.62 = 1,532.7$

2009–2020 Residential Growth Forecasted

Single Family Units	13
Multi Family Units	0
TOTAL Units	13

2021-2030 Residential Growth Forecasted

Single Family Units	6
Multi Family Units	0
TOTAL Units	6

2031-2040 Residential Growth Forecasted

Single Family Units	5
Multi Family Units	0
TOTAL Units	5

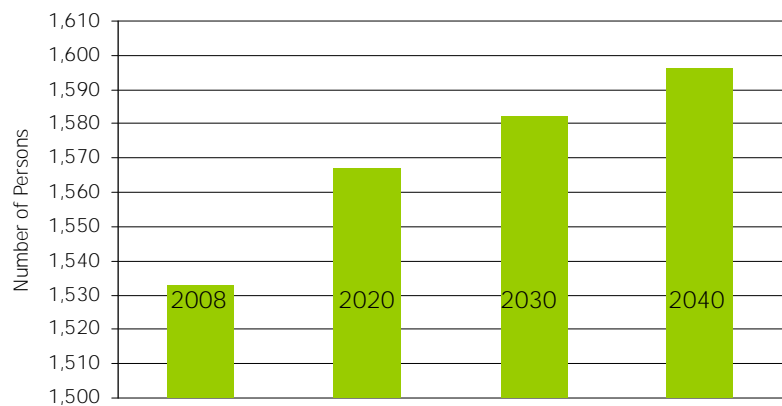
Total Units for the time period 2009-2040

Single Family Units	24
Multi Family Units	0
TOTAL Units	24

Assumes no zoning changes

Assumes household size remains constant

Huston Township Forecasted Population



- Most development will be parcel split offs with the exception a possible 11-unit subdivision off Skytop Mountain.



Liberty Township: Population Estimates & Residential Growth Forecasting

2.53 persons
per household2000 Population:
1,8302000 Housing Units:
825

2008 Population Estimate

Year 2000 Housing Units	New Housing Units 2000 to 2008	Total Estimated Housing Units 2008	2000 Population	Persons per household	Estimated 2008 Population
825	52	$825 + 52 = 877$	1,830	2.53	$877 \times 2.53 = 2,218.81$

2009–2020 Residential Growth Forecasted

Single Family Units	6
Multi Family Units	0
TOTAL Units	6

2021-2030 Residential Growth Forecasted

Single Family Units	18
Multi Family Units	0
TOTAL Units	18

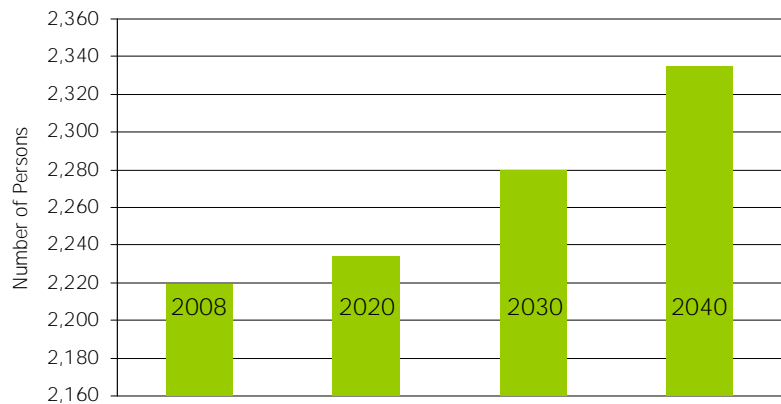
2031-2040 Residential Growth Forecasted

Single Family Units	22
Multi Family Units	0
TOTAL Units	22

Total Units for the time period 2009-2040

Single Family Units	46
Multi Family Units	0
TOTAL Units	46

Liberty Township Forecasted Population



- Most residential development will occur southeast of SR 150 in the Eagleville area.



Assumes no zoning changes
Assumes household size remains constant

Marion Township: Population Estimates & Residential Growth Forecasting

3.03 persons
per household2000 Population:
9782000 Housing Units:
339

2008 Population Estimate

Year 2000 Housing Units	New Housing Units 2000 to 2008	Total Estimated Housing Units 2008	2000 Population	Persons per household	Estimated 2008 Population
339	65	$339 + 65 = 404$	978	3.03	$404 \times 3.03 = 1,224.12$

2009–2020 Residential Growth Forecasted

Single Family Units	17
Multi Family Units	0
TOTAL Units	17

2021-2030 Residential Growth Forecasted

Single Family Units	60
Multi Family Units	0
TOTAL Units	60

2031-2040 Residential Growth Forecasted

Single Family Units	110
Multi Family Units	0
TOTAL Units	110

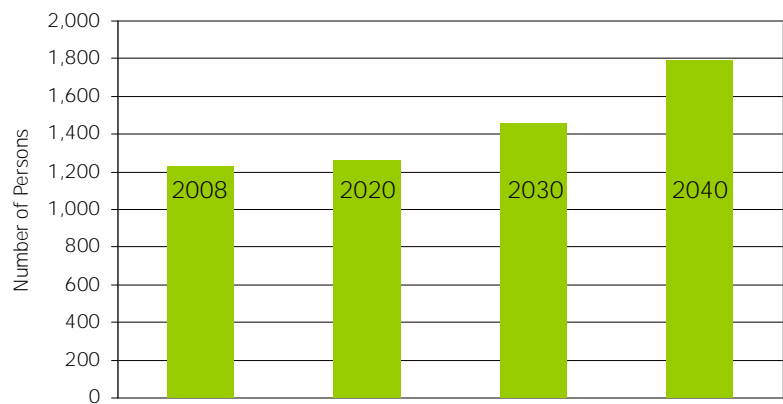
Total Units for the time period 2009-2040

Single Family Units	187
Multi Family Units	0
TOTAL Units	187

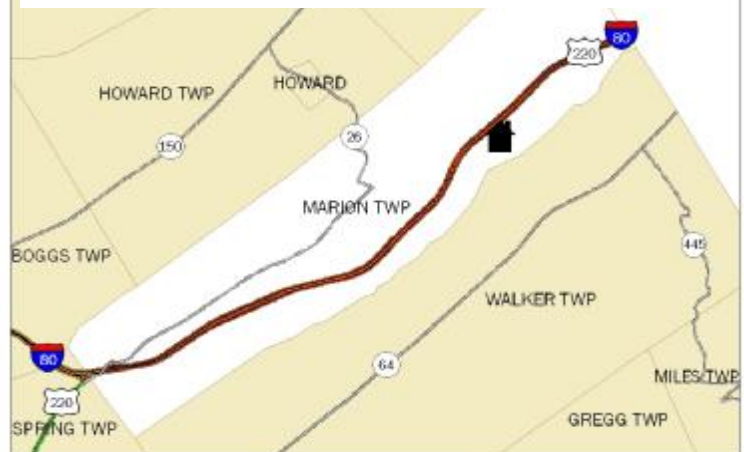
Assumes zoning changes around the proposed local access interchange to Interstate 80

Assumes household size remains constant

Marion Township Forecasted Population



- Residential development forecasted in the eastern half of Marion Township.



Miles Township: *Population Estimates & Residential Growth Forecasting*2.96 persons
per household2000 Population:
1,5732000 Housing Units:
693

2008 Population Estimate

Year 2000 Housing Units	New Housing Units 2000 to 2008	Total Estimated Housing Units 2008	2000 Population	Persons per household	Estimated 2008 Population
693	60	$693 + 60 = 753$	1,573	2.62	$753 \times 2.96 = 2,228.88$

2009–2020 Residential Growth Forecasted

Single Family Units	70
Multi Family Units	0
TOTAL Units	70

2021-2030 Residential Growth Forecasted

Single Family Units	70
Multi Family Units	0
TOTAL Units	70

2031-2040 Residential Growth Forecasted

Single Family Units	70
Multi Family Units	0
TOTAL Units	70

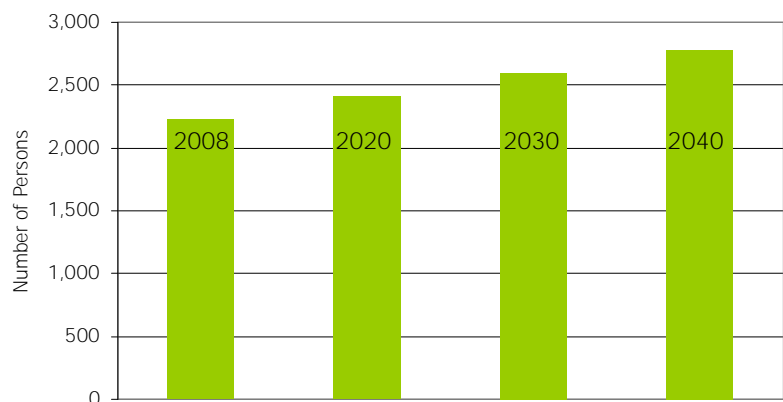
Total Units for the time period 2009-2040

Single Family Units	210
Multi Family Units	0
TOTAL Units	210

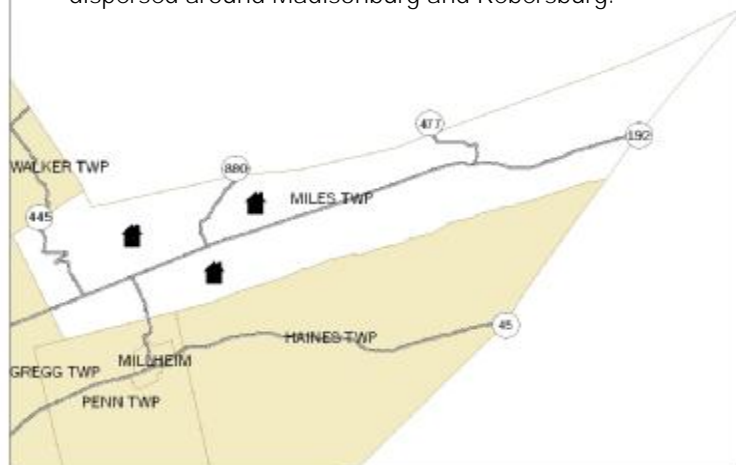
Assumes no zoning changes

Assumes household size remains constant

Miles Township Forecasted Population



- Residential development forecasted to be even dispersed around Madisonburg and Rebersburg.



Milesburg Borough: Population Estimates & Residential Growth Forecasting



2.49 persons
per household



2000 Population:
1,187



2000 Housing Units:
482

2008 Population Estimate

Year 2000 Housing Units	New Housing Units 2000 to 2008	Total Estimated Housing Units 2008	2000 Population	Persons per household	Estimated 2008 Population
482	10	$482 + 10 = 492$	1,187	2.49	$492 \times 2.49 = 1,225.08$

2009–2020 Residential Growth Forecasted

Single Family Units	20
Multi Family Units	0
TOTAL Units	20

2021-2030 Residential Growth Forecasted

Single Family Units	7
Multi Family Units	0
TOTAL Units	7

2031-2040 Residential Growth Forecasted

Single Family Units	0
Multi Family Units	0
TOTAL Units	0

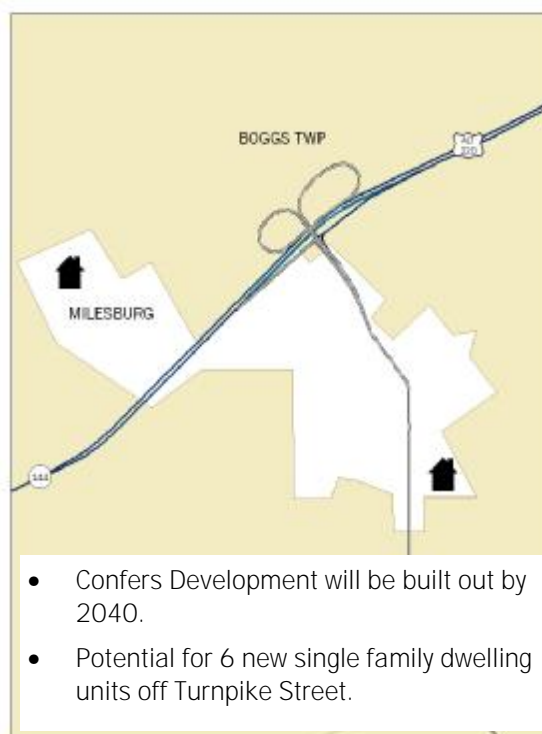
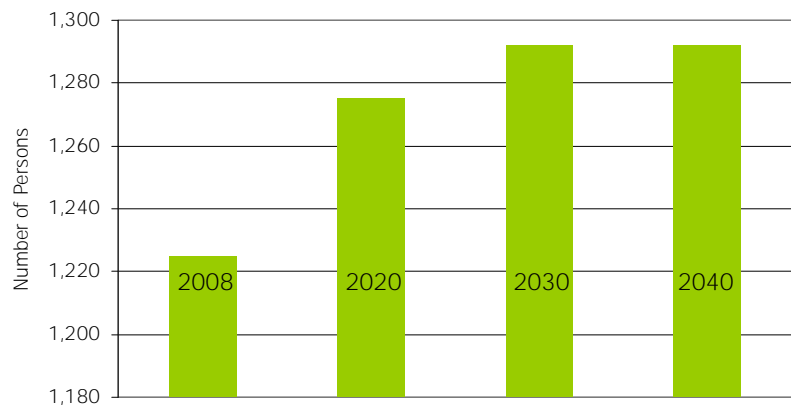
Total Units for the time period 2009-2040

Single Family Units	27
Multi Family Units	0
TOTAL Units	27

Assumes no zoning changes

Assumes household size remains constant

Milesburg Borough Forecasted Population



Millheim Borough: Population Estimates & Residential Growth Forecasting



2.41 persons
per household



2000 Population:
749



2000 Housing Units:
333



2008 Population Estimate

Year 2000 Housing Units	New Housing Units 2000 to 2008	Total Estimated Housing Units 2008	2000 Population	Persons per household	Estimated 2008 Population
333	18	$333 + 18 = 351$	749	2.41	$351 \times 2.41 = 845.91$

2009–2020 Residential Growth Forecasted

Single Family Units	23
Multi Family Units	17
TOTAL Units	40

2021-2030 Residential Growth Forecasted

Single Family Units	10
Multi Family Units	0
TOTAL Units	10

2031-2040 Residential Growth Forecasted

Single Family Units	0
Multi Family Units	0
TOTAL Units	0

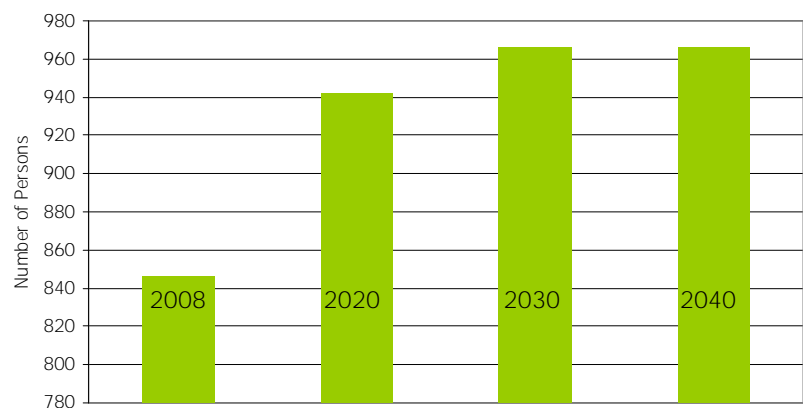
Total Units for the time period 2009-2040

Single Family Units	33
Multi Family Units	17
TOTAL Units	50

Assumes no zoning changes

Assumes household size remains constant

Millheim Borough Forecasted Population



- Assumes build-out of existing lots.
- Forecasted new development in northeast corner of borough.

Patton Township: Population Estimates & Residential Growth Forecasting



2.38 persons
per household



2000 Population:
11,420



2000 Housing Units:
4,947

2008 Population Estimate

Year 2000 Housing Units	New Housing Units 2000 to 2008	Total Estimated Housing Units 2008	2000 Population	Persons per household	Estimated 2008 Population
4,947	1,042	$4,947 + 1,042 = 5,989$	11,420	2.38	$5,989 \times 2.38 = 14,253.82$

2009–2020 Residential Growth Forecasted

Single Family Units	596
Multi Family Units	257
TOTAL Units	853

2021-2030 Residential Growth Forecasted

Single Family Units	568
Multi Family Units	207
TOTAL Units	775

2031-2040 Residential Growth Forecasted

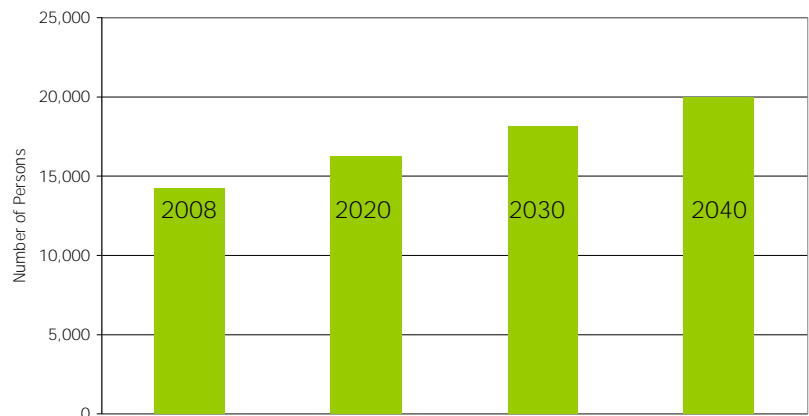
Single Family Units	279
Multi Family Units	497
TOTAL Units	776

Total Units for the time period 2009-2040

Single Family Units	279
Multi Family Units	497
TOTAL Units	776

Assumes no zoning changes
Assumes household size remains constant
Does not reflect full build-out

Patton Township Forecasted Population



- Development forecasted for the Toftrees area.



Penn Township: Population Estimates & Residential Growth Forecasting

2.77 persons
per household2000 Population:
1,1042000 Housing Units:
533

2008 Population Estimate

Year 2000 Housing Units	New Housing Units 2000 to 2008	Total Estimated Housing Units 2008	2000 Population	Persons per household	Estimated 2008 Population
533	67	$533 + 67 = 600$	1,104	2.77	$600 \times 2.77 = 1,662$

2009–2020 Residential Growth Forecasted

Single Family Units	52
Multi Family Units	0
TOTAL Units	52

2021-2030 Residential Growth Forecasted

Single Family Units	28
Multi Family Units	0
TOTAL Units	28

2031-2040 Residential Growth Forecasted

Single Family Units	49
Multi Family Units	0
TOTAL Units	49

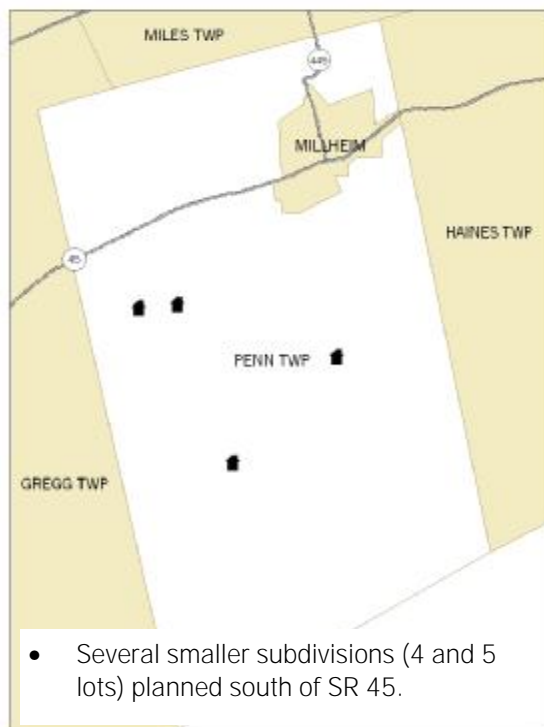
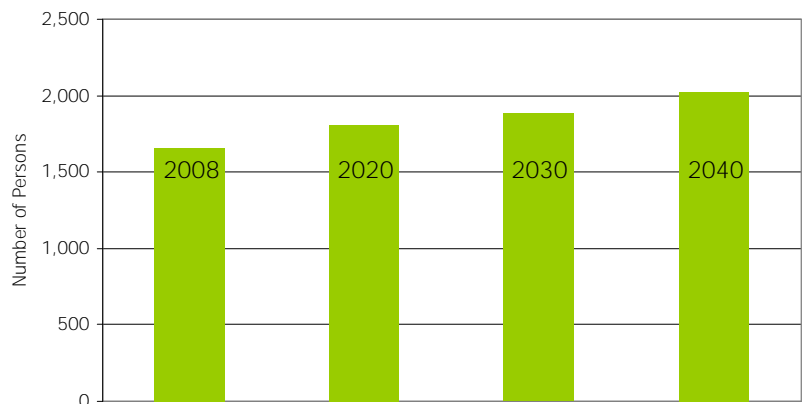
Total Units for the time period 2009-2040

Single Family Units	129
Multi Family Units	0
TOTAL Units	129

Assumes no zoning changes

Assumes household size remains constant

Penn Township Forecasted Population



Philipsburg Borough: Population Estimates & Residential Growth Forecasting

2.19 persons
per household2000 Population:
3,0562000 Housing Units:
1,527

2008 Population Estimate

Year 2000 Housing Units	New Housing Units 2000 to 2008	Total Estimated Housing Units 2008	2000 Population	Persons per household	Estimated 2008 Population
1,527	19	$1,527 + 19 = 1,546$	3,056	2.19	$1,546 \times 2.19 = 3,385.74$

2009–2020 Residential Growth Forecasted

Single Family Units	13
Multi Family Units	0
TOTAL Units	13

2021-2030 Residential Growth Forecasted

Single Family Units	19
Multi Family Units	0
TOTAL Units	19

2031-2040 Residential Growth Forecasted

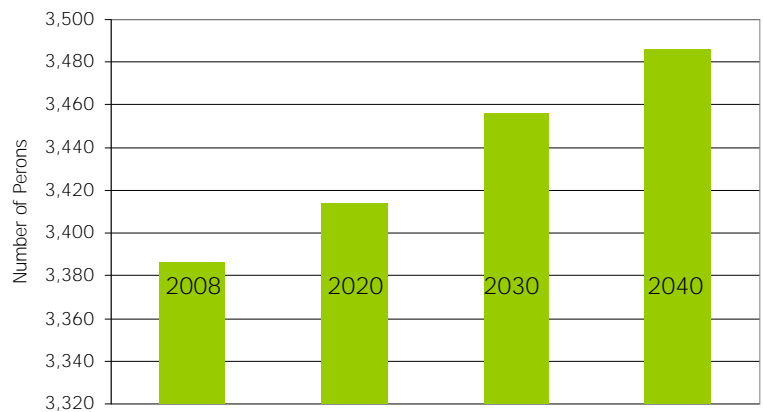
Single Family Units	14
Multi Family Units	0
TOTAL Units	14

Total Units for the time period 2009-2040

Single Family Units	46
Multi Family Units	0
TOTAL Units	46

Assumes no zoning changes
Assumes household size remains constant
Assumes rehabilitation of upper levels in Central Business District for housing units

Philipsburg Borough Forecasted Population



Port Matilda Borough: Population Estimates & Residential Growth Forecasting

2.48 persons
per household2000 Population:
6382000 Housing Units:
274

2008 Population Estimate

Year 2000 Housing Units	New Housing Units 2000 to 2008	Total Estimated Housing Units 2008	2000 Population	Persons per household	Estimated 2008 Population
274	8	$274 + 8 = 282$	638	2.48	$282 \times 2.48 = 699.36$

2009–2020 Residential Growth Forecasted

Single Family Units	8
Multi Family Units	0
TOTAL Units	8

2021-2030 Residential Growth Forecasted

Single Family Units	21
Multi Family Units	30
TOTAL Units	51

2031-2040 Residential Growth Forecasted

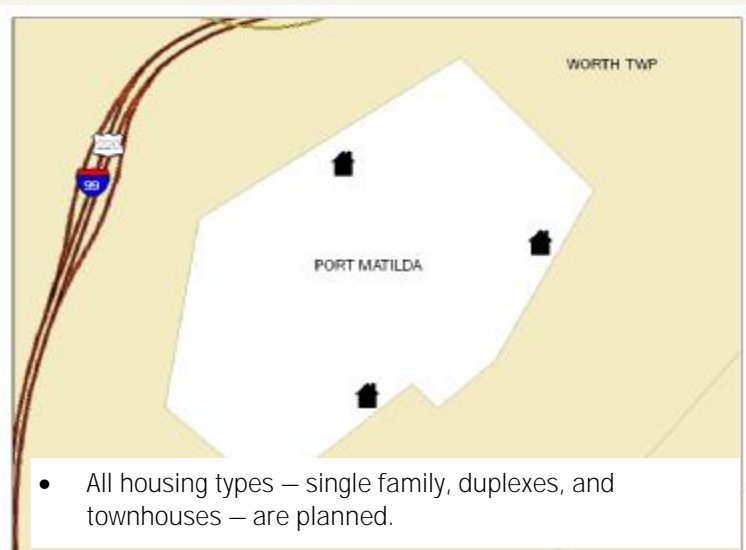
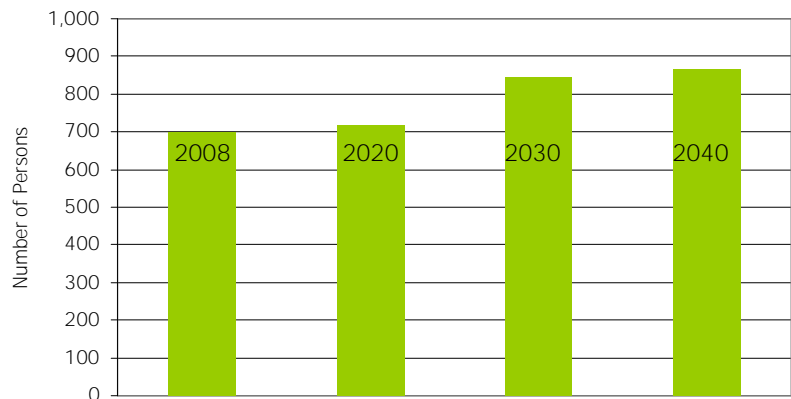
Single Family Units	8
Multi Family Units	0
TOTAL Units	8

Total Units for the time period 2009-2040

Single Family Units	37
Multi Family Units	30
TOTAL Units	67

Assumes no zoning changes
Assumes household size remains constant

Port Matilda Borough Forecasted Population



Potter Township: *Population Estimates & Residential Growth Forecasting*2.54 persons
per household2000 Population:
3,3392000 Housing Units:
1,467

2008 Population Estimate

Year 2000 Housing Units	New Housing Units 2000 to 2008	Total Estimated Housing Units 2008	2000 Population	Persons per household	Estimated 2008 Population
1,467	196	$1,467 + 196 = 1,663$	3,339	2.54	$1,663 \times 2.54 = 4,224.02$

2009–2020 Residential Growth Forecasted

Single Family Units	178
Multi Family Units	0
TOTAL Units	178

2021-2030 Residential Growth Forecasted

Single Family Units	150
Multi Family Units	0
TOTAL Units	150

2031-2040 Residential Growth Forecasted

Single Family Units	175
Multi Family Units	0
TOTAL Units	175

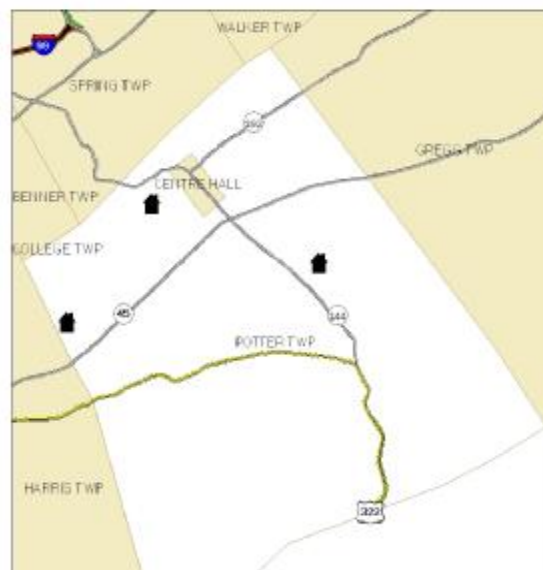
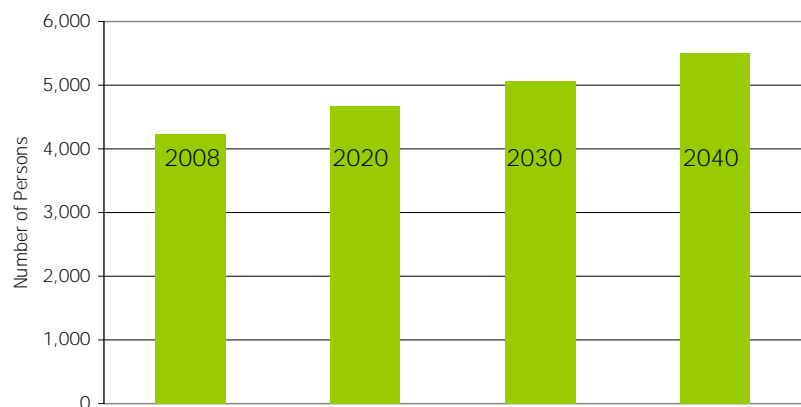
Total Units for the time period 2009-2040

Single Family Units	503
Multi Family Units	0
TOTAL Units	503

Assumes no zoning changes

Assumes household size remains constant

Potter Township Forecasted Population



- Proposed 30+ lot subdivision planned east of SR 144.
- Several other smaller subdivisions (4 to 5 lots) proposed.

Rush Township: *Population Estimates & Residential Growth Forecasting*2.45 persons
per household2000 Population:
3,9042000 Housing Units:
1,879

2008 Population Estimate

Year 2000 Housing Units	New Housing Units 2000 to 2008	Total Estimated Housing Units 2008	2000 Population	Persons per household	Estimated 2008 Population
1,879	152	$1,879 + 152 = 2,031$	3,904	2.45	$2,031 \times 2.45 = 4,975.95$

2009–2020 Residential Growth Forecasted

Single Family Units	97
Multi Family Units	0
TOTAL Units	97

2021-2030 Residential Growth Forecasted

Single Family Units	113
Multi Family Units	0
TOTAL Units	113

2031-2040 Residential Growth Forecasted

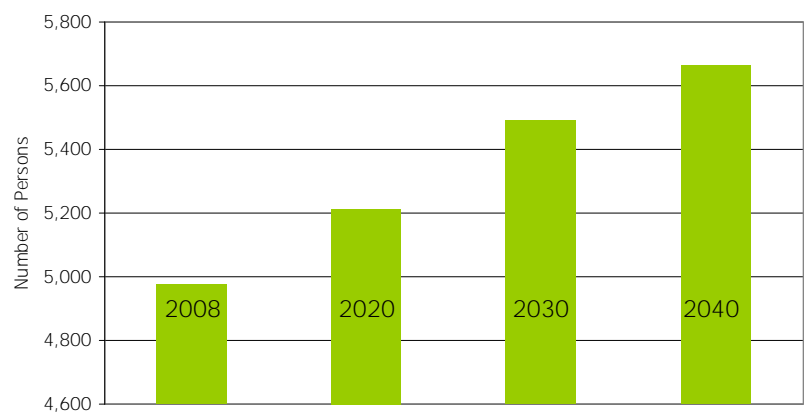
Single Family Units	70
Multi Family Units	0
TOTAL Units	70

Total Units for the time period 2009-2040

Single Family Units	280
Multi Family Units	0
TOTAL Units	280

Assumes no zoning changes
Assumes household size remains constant

Rush Township Forecasted Population



- New development proposed south of Philipsburg Borough on both sides of SR 350.
- Other development proposed off US 322.



Snow Shoe Borough: Population Estimates & Residential Growth Forecasting

2.7 persons
per household2000 Population:
7712000 Housing Units:
305

2008 Population Estimate

Year 2000 Housing Units	New Housing Units 2000 to 2008	Total Estimated Housing Units 2008	2000 Population	Persons per household	Estimated 2008 Population
305	16	$305 + 16 = 321$	771	2.7	$321 \times 2.7 = 866.7$

2009–2020 Residential Growth Forecasted

Single Family Units	5
Multi Family Units	0
TOTAL Units	5

2021-2030 Residential Growth Forecasted

Single Family Units	5
Multi Family Units	0
TOTAL Units	5

2031-2040 Residential Growth Forecasted

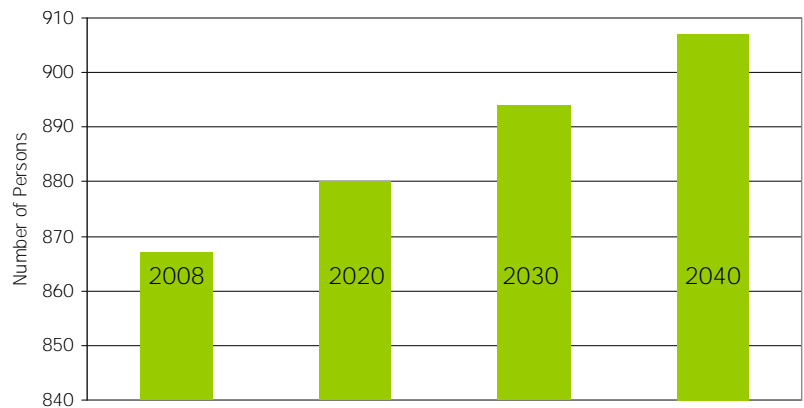
Single Family Units	5
Multi Family Units	0
TOTAL Units	5

Total Units for the time period 2009-2040

Single Family Units	15
Multi Family Units	0
TOTAL Units	15

Assumes no zoning changes
Assumes household size remains constant

Snow Shoe Borough Forecasted Population



- Assumes build out of all infill town lots.
- Proposed subdivision of 5 lots.



Snow Shoe Township: *Population Estimates & Residential Growth Forecasting*2.58 persons
per household2000 Population:
1,7602000 Housing Units:
858

2008 Population Estimate

Year 2000 Housing Units	New Housing Units 2000 to 2008	Total Estimated Housing Units 2008	2000 Population	Persons per household	Estimated 2008 Population
858	57	858 + 57 = 915	1,760	2.58	915 x 2.58 = 2,360.7

2009–2020 Residential Growth Forecasted

Single Family Units	15
Multi Family Units	0
TOTAL Units	15

2021-2030 Residential Growth Forecasted

Single Family Units	45
Multi Family Units	0
TOTAL Units	45

2031-2040 Residential Growth Forecasted

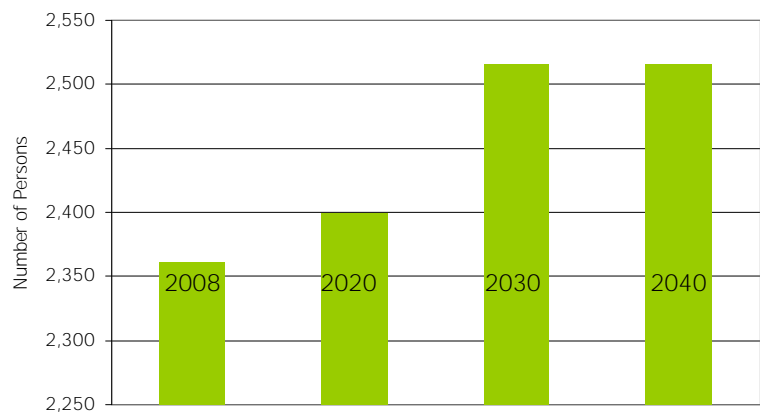
Single Family Units	0
Multi Family Units	0
TOTAL Units	0

Total Units for the time period 2009-2040

Single Family Units	60
Multi Family Units	0
TOTAL Units	60

Assumes no zoning changes
Assumes household size remains constant

Snow Shoe Township Forecasted Population



- Three residential subdivisions proposed in western part of township.



Spring Township: Population Estimates & Residential Growth Forecasting

2.47 persons
per household2000 Population:
6,1172000 Housing Units:
2,559

2008 Population Estimate

Year 2000 Housing Units	New Housing Units 2000 to 2008	Total Estimated Housing Units 2008	2000 Population	Persons per household	Estimated 2008 Population
2,559	401	$2,559 + 401 = 2,960$	6,117	2.47	$2,960 \times 2.47 = 7,311.2$

2009–2020 Residential Growth Forecasted

Single Family Units	192
Multi Family Units	402
TOTAL Units	594

2021-2030 Residential Growth Forecasted

Single Family Units	397
Multi Family Units	153
TOTAL Units	550

2031-2040 Residential Growth Forecasted

Single Family Units	180
Multi Family Units	320
TOTAL Units	500

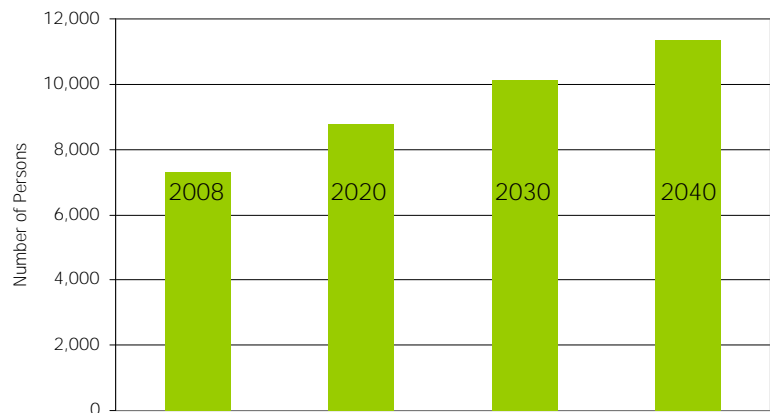
Total Units for the time period 2009-2040

Single Family Units	769
Multi Family Units	875
TOTAL Units	1,644

Assumes no zoning changes

Assumes household size remains constant

Spring Township Forecasted Population



State College Borough: Population Estimates & Residential Growth Forecasting

3.07 persons
per household2000 Population:
38,4202000 Housing Units:
12,488

2008 Population Estimate

Year 2000 Housing Units	New Housing Units 2000 to 2008	Total Estimated Housing Units 2008	2000 Population	Persons per household	Estimated 2008 Population
12,488	65	$12,488 + 65 = 12,553$	38,420	3.07	$12,553 \times 3.07 = 38,537.71$

2009–2020 Residential Growth Forecasted

Single Family Units	21
Multi Family Units	308
TOTAL Units	329

2021-2030 Residential Growth Forecasted

Single Family Units	21
Multi Family Units	290
TOTAL Units	311

2031-2040 Residential Growth Forecasted

Single Family Units	8
Multi Family Units	447
TOTAL Units	455

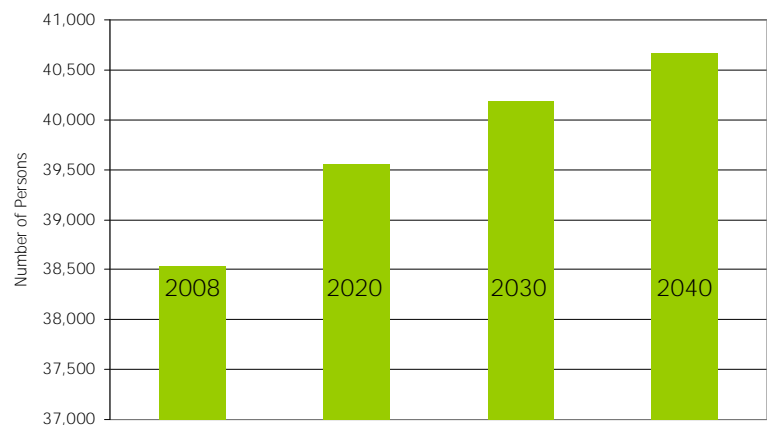
Total Units for the time period 2009-2040

Single Family Units	50
Multi Family Units	1,045
TOTAL Units	1,095

Assumes no zoning changes

Redevelopment of existing dwelling units and increases in new dwelling units do not necessarily represent a corollary increase in population

State College Borough Forecasted Population



Taylor Township: Population Estimates & Residential Growth Forecasting

2.53 persons
per household2000 Population:
7412000 Housing Units:
333

2008 Population Estimate

Year 2000 Housing Units	New Housing Units 2000 to 2008	Total Estimated Housing Units 2008	2000 Population	Persons per household	Estimated 2008 Population
333	53	$333 + 53 = 386$	741	2.53	$386 \times 2.53 = 967.58$

2009–2020 Residential Growth Forecasted

Single Family Units	9
Multi Family Units	0
TOTAL Units	9

2021-2030 Residential Growth Forecasted

Single Family Units	13
Multi Family Units	0
TOTAL Units	13

2031-2040 Residential Growth Forecasted

Single Family Units	8
Multi Family Units	0
TOTAL Units	8

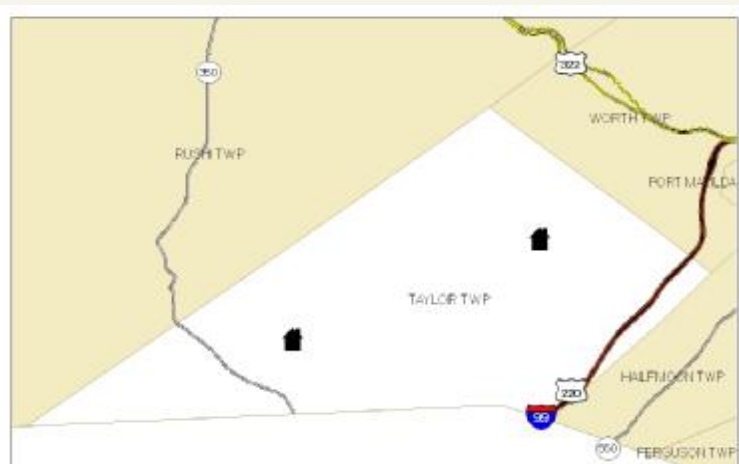
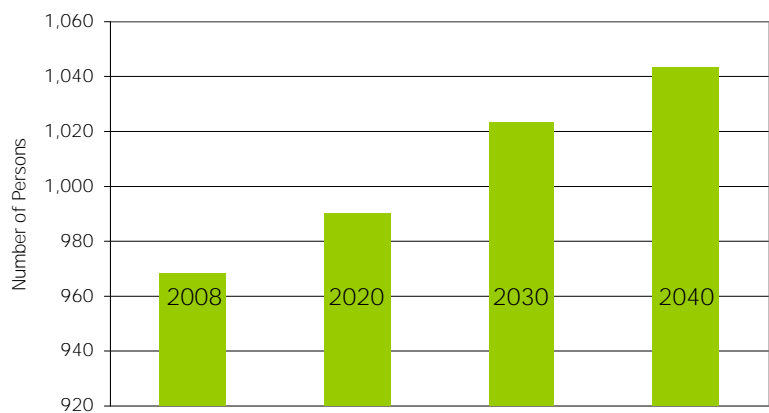
Total Units for the time period 2009-2040

Single Family Units	30
Multi Family Units	0
TOTAL Units	30

Assumes no zoning changes

Assumes household size remains constant

Taylor Township Forecasted Population



- Most residential development will come from existing parcel split-offs.

Union Township: Population Estimates & Residential Growth Forecasting

2.68 persons
per household2000 Population:
1,2002000 Housing Units:
506

2008 Population Estimate

Year 2000 Housing Units	New Housing Units 2000 to 2008	Total Estimated Housing Units 2008	2000 Population	Persons per household	Estimated 2008 Population
506	49	$506 + 49 = 555$	1,200	2.68	$555 \times 2.68 = 1,487.4$

2009–2020 Residential Growth Forecasted

Single Family Units	36
Multi Family Units	0
TOTAL Units	36

2021-2030 Residential Growth Forecasted

Single Family Units	50
Multi Family Units	0
TOTAL Units	50

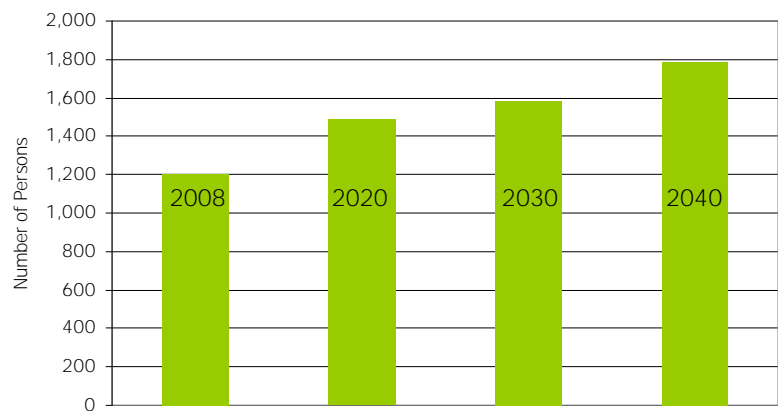
2031-2040 Residential Growth Forecasted

Single Family Units	26
Multi Family Units	0
TOTAL Units	26

Total Units for the time period 2009-2040

Single Family Units	112
Multi Family Units	0
TOTAL Units	112

Union Township Forecasted Population



Assumes no zoning changes

Assumes household size remains constant

Unionville Borough: Population Estimates & Residential Growth Forecasting

2.63 persons
per household2000 Population:
3132000 Housing Units:
127

2008 Population Estimate

Year 2000 Housing Units	New Housing Units 2000 to 2008	Total Estimated Housing Units 2008	2000 Population	Persons per household	Estimated 2008 Population
127	3	$127 + 3 = 130$	313	2.63	$130 \times 2.63 = 341.9$

2009–2020 Residential Growth Forecasted

Single Family Units	5
Multi Family Units	0
TOTAL Units	5

2021-2030 Residential Growth Forecasted

Single Family Units	2
Multi Family Units	0
TOTAL Units	2

2031-2040 Residential Growth Forecasted

Single Family Units	0
Multi Family Units	0
TOTAL Units	0

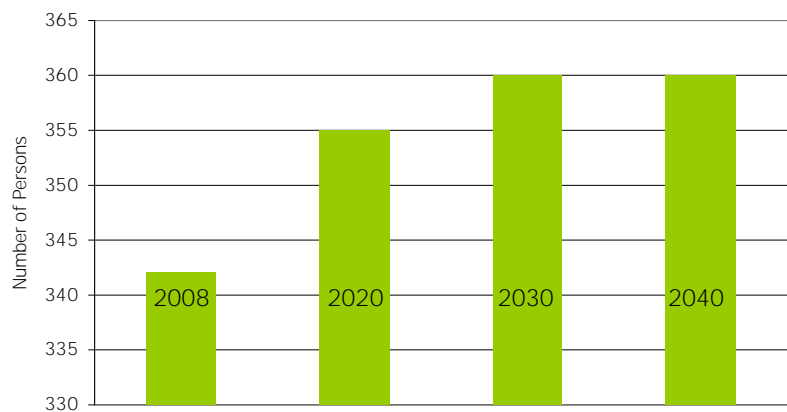
Total Units for the time period 2009-2040

Single Family Units	7
Multi Family Units	0
TOTAL Units	7

Assumes no zoning changes

Assumes household size remains constant

Unionville Borough Forecasted Population



- Some infill lots remain but growth will occur from a few residential lot split-offs.

Walker Township: *Population Estimates & Residential Growth Forecasting*2.73 persons
per household2000 Population:
3,2992000 Housing Units:
1,257

2008 Population Estimate

Year 2000 Housing Units	New Housing Units 2000 to 2008	Total Estimated Housing Units 2008	2000 Population	Persons per household	Estimated 2008 Population
1,257	374	$1,257 + 374 = 1,631$	3,299	2.73	$1,631 \times 2.73 = 4,452.63$

2009–2020 Residential Growth Forecasted

Single Family Units	90
Multi Family Units	44
TOTAL Units	134

2021-2030 Residential Growth Forecasted

Single Family Units	34
Multi Family Units	0
TOTAL Units	34

2031-2040 Residential Growth Forecasted

Single Family Units	22
Multi Family Units	0
TOTAL Units	22

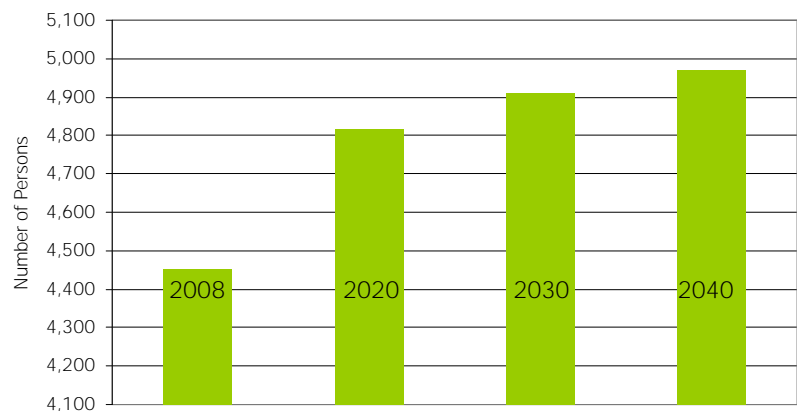
Total Units for the time period 2009-2040

Single Family Units	146
Multi Family Units	44
TOTAL Units	190

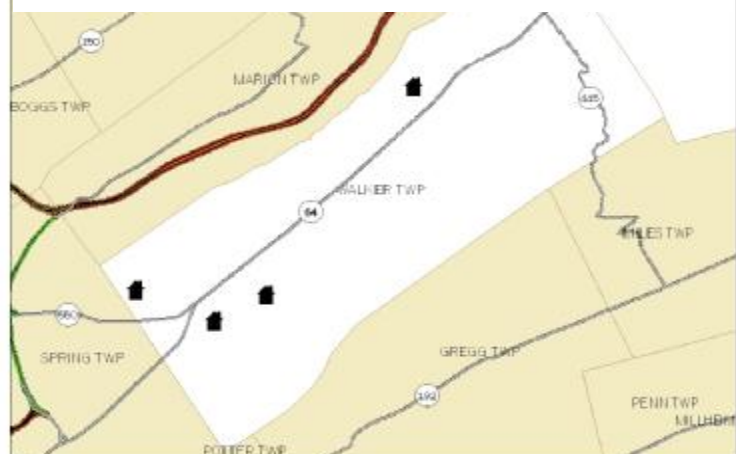
Assumes no zoning changes

Assumes household size remains constant

Walker Township Forecasted Population



- All housing types – single family, duplexes, and townhouses – are proposed.



Worth Township: Population Estimates & Residential Growth Forecasting

2.63 persons
per household2000 Population:
8352000 Housing Units:
350

2008 Population Estimate

Year 2000 Housing Units	New Housing Units 2000 to 2008	Total Estimated Housing Units 2008	2000 Population	Persons per household	Estimated 2008 Population
350	40	$350 + 40 = 390$	835	2.63	$390 \times 2.63 = 1,025.7$

2009–2020 Residential Growth Forecasted

Single Family Units	8
Multi Family Units	0
TOTAL Units	8

2021-2030 Residential Growth Forecasted

Single Family Units	8
Multi Family Units	4
TOTAL Units	12

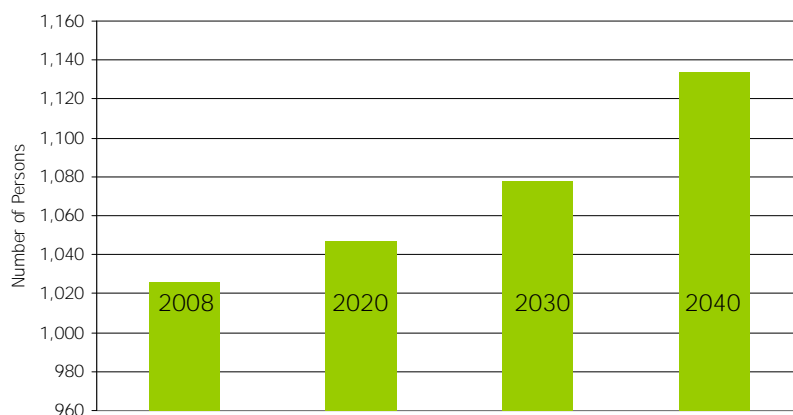
2031-2040 Residential Growth Forecasted

Single Family Units	21
Multi Family Units	0
TOTAL Units	21

Total Units for the time period 2009-2040

Single Family Units	37
Multi Family Units	4
TOTAL Units	41

Worth Township Forecasted Population



Assumes no zoning changes
Assumes household size remains constant

- Most residential development is proposed to occur around the US 322/US 200 interchange.

Population Estimates at the Regional Planning Level

The next section provides a look at population projections on a regional scale. Because municipalities are striving to plan on a regional basis, pulling from multiple resources to plan for the benefit of many, regional population projections will affect how municipalities plan for future services and infrastructure. The following sections include projections for both dwelling units (housing of all types) and populations based on information gathered for the transportation demand and growth forecasting project.

Centre

Dwelling Units.....page 47

Population.....pages 48 & 49

Lower Bald Eagle Valley

Dwelling Units.....page 50

Population.....pages 51 & 52

Moshannon Valley

Dwelling Units.....page 53

Population.....pages 54 & 55

Mountaintop

Dwelling Units.....page 56

Population.....pages 57 & 58

Nittany Valley

Dwelling Units.....page 59

Population.....pages 60 & 61

Penns Valley

Dwelling Units.....page 62

Population.....pages 63 & 64

Upper Bald Eagle Valley

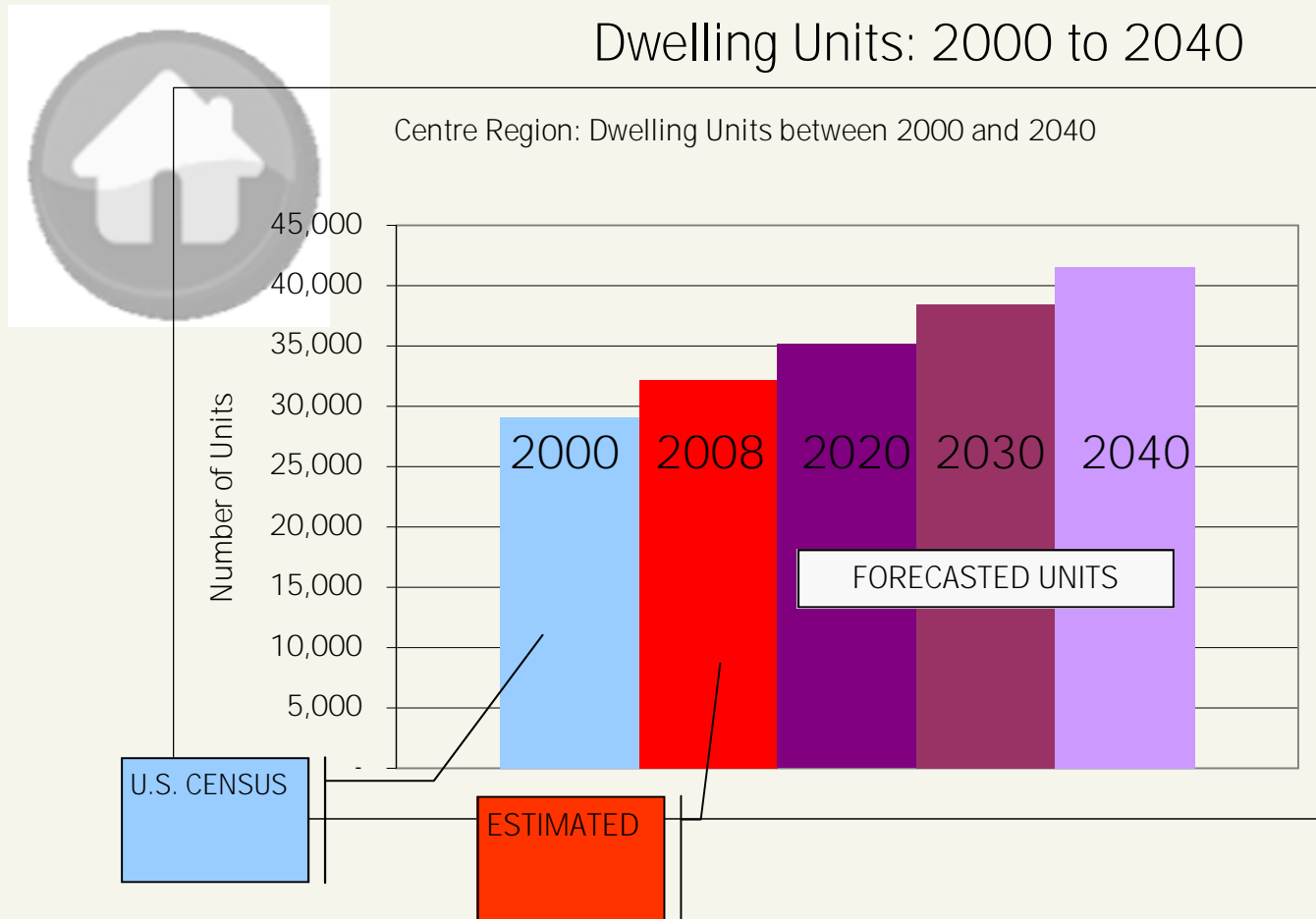
Dwelling Units.....page 65

Population.....pages 66 & 67

The Centre Planning Region

Townships of College, Ferguson, Halfmoon, Harris, Patton and State College Borough

Dwelling Units: 2000 to 2040



Centre Region Dwelling Units: 2000 to 2040

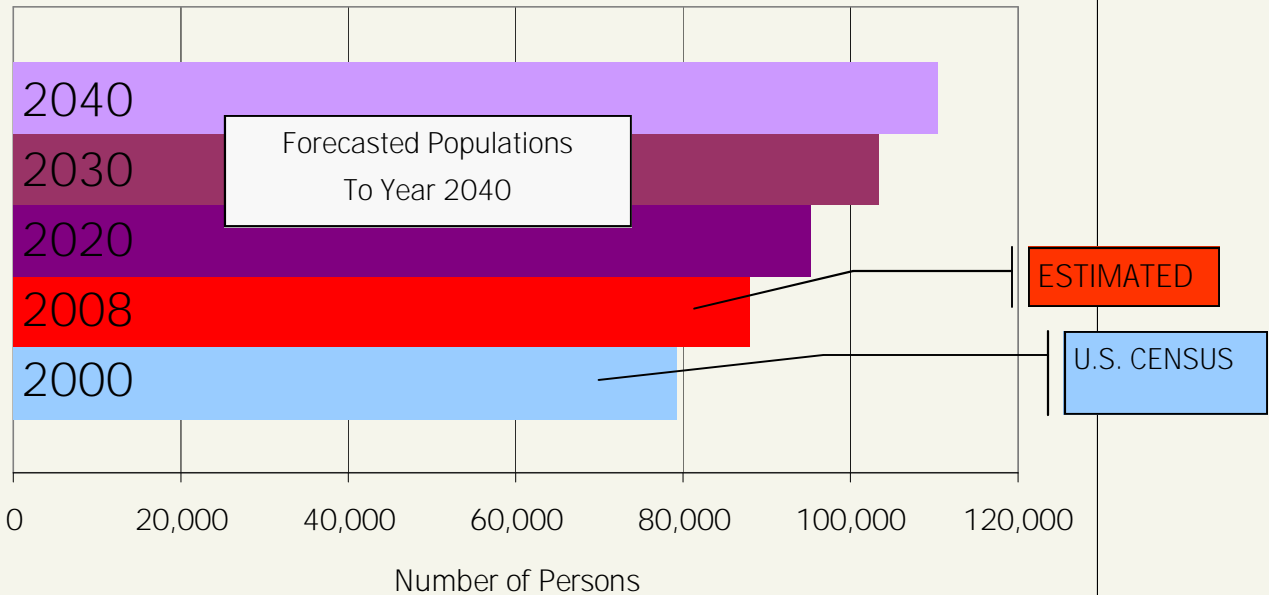
MUNICIPALITY	2000	2008	2020	2030	2040
College Twp	3,213	3,766	4,273	4,767	5,232
Ferguson Twp	5,699	6,838	7,583	8,680	9,701
Halfmoon Twp	802	932	1,097	1,232	1,399
Harris Twp	1,855	2,180	2,508	2,926	3,163
Patton Twp	4,947	5,989	6,842	7,617	8,393
State College	12,488	12,553	12,882	13,193	13,648
TOTAL	29,004	32,258	35,185	38,415	41,536

The Centre Planning Region

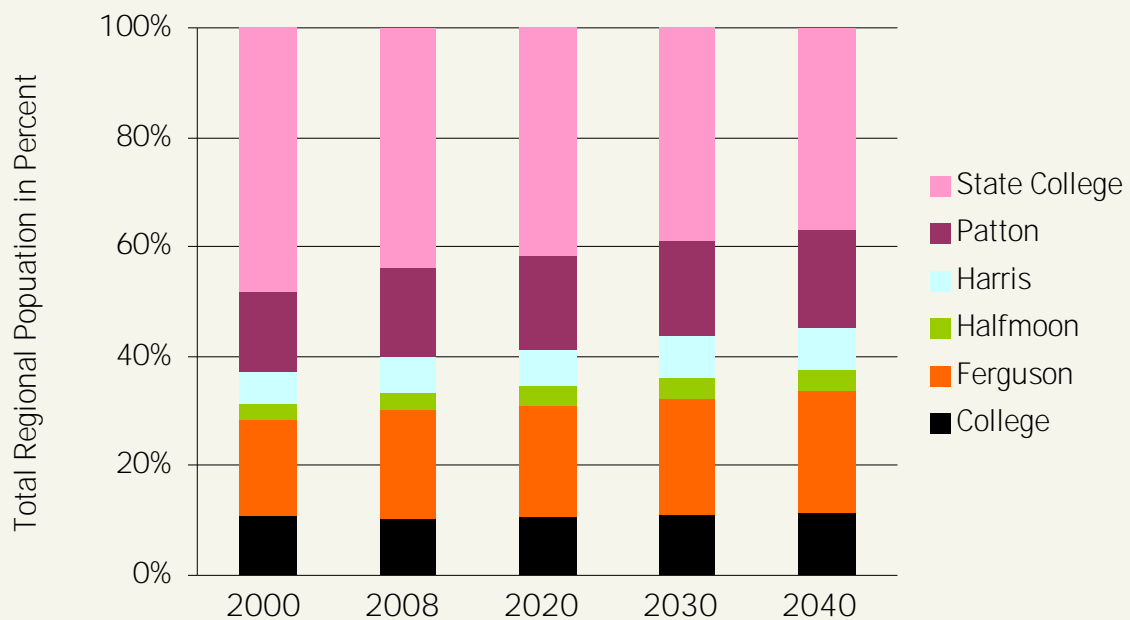
Regional Population: 2000 to 2040



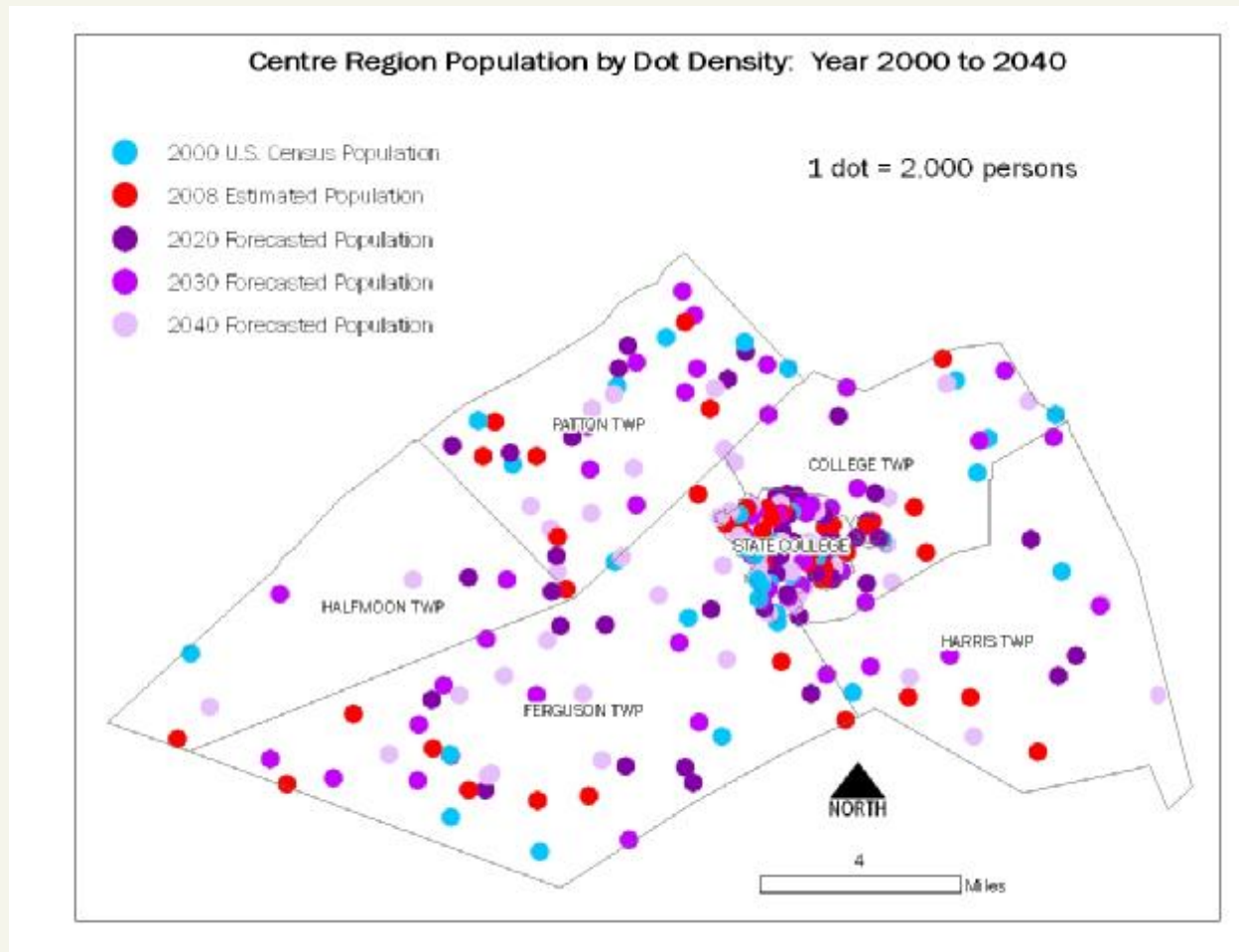
Centre Region Population: 2000 to 2040



Centre Region Population by percent per municipality: 2000 to 2040



The Centre Planning Region



State College Borough is forecasted to be the most populated municipality in the Centre Planning Region, and is forecasted to continue to have the greatest population density. Halfmoon Township, however, will be the least populated municipality and have the sparsest population density.

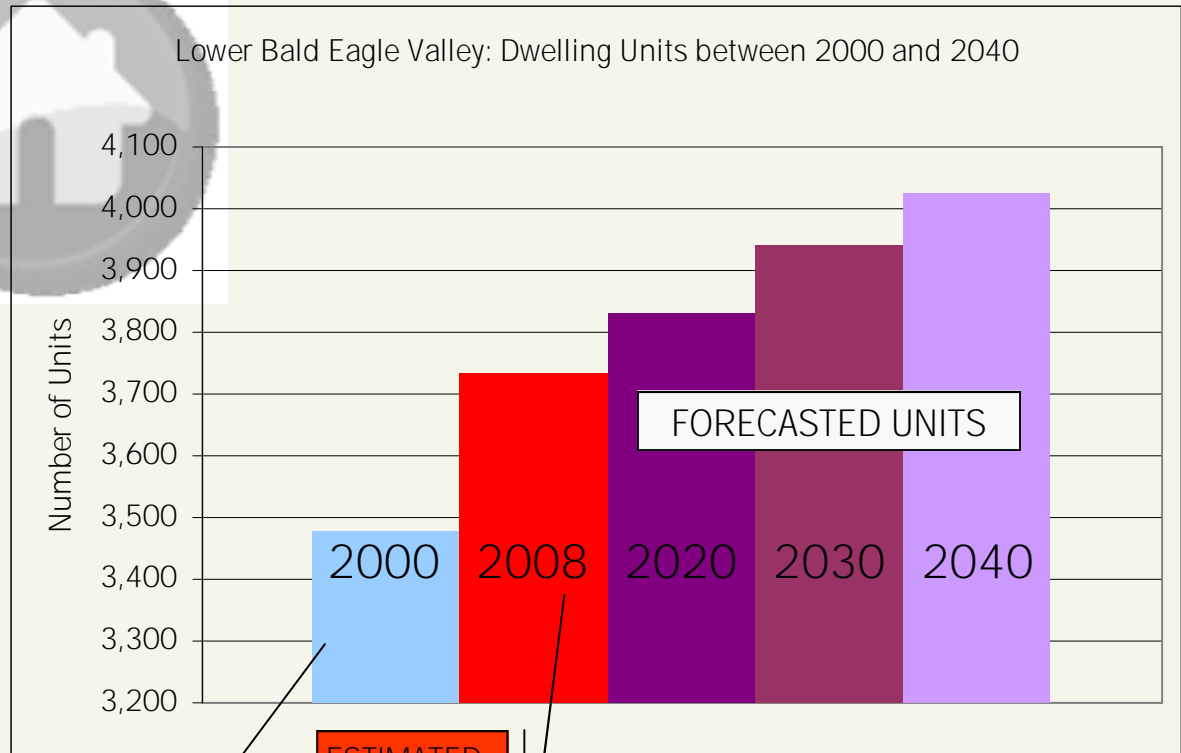
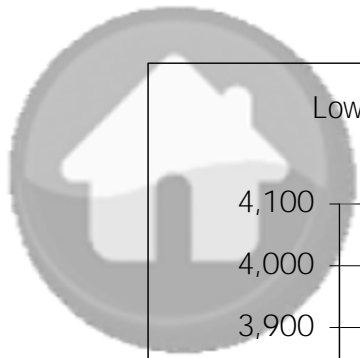
The map above does in no way indicate where population density pockets will occur. Rather, it is a projected glimpse over the next 30 years as to which municipalities will contain the most persons based on the symbology where one (1) dot is equal to 2,000 persons in each time period.

Estimated and projected population data for Centre County will be compared with the 2010 U.S. Census information when it becomes available.

The Lower Bald Eagle Valley Planning Region

Townships of Boggs, Curtin, Howard, Liberty, and the boroughs of Howard and Milesburg

Housing Units: 2000 to 2040



U.S. CENSUS

ESTIMATED

Lower Bald Eagle Valley Dwelling Units: 2000 to 2040

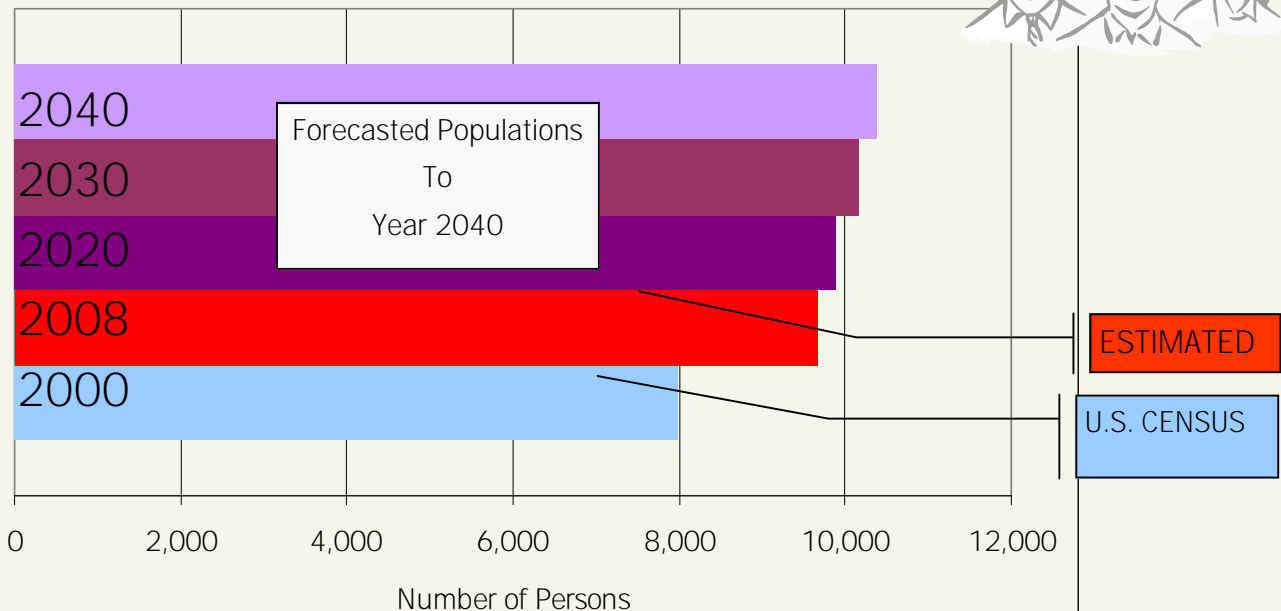
MUNICIPALITY	2000	2008	2020	2030	2040
Boggs Twp	1,162	1,280	1,324	1,386	1,439
Curtin Twp	339	371	373	374	374
Howard Twp	375	416	432	445	449
Liberty Twp	825	877	883	901	923
Howard	295	298	306	316	322
Milesburg	482	492	512	519	519
TOTAL	3,478	3,734	3,830	3,941	4,026

The Lower Bald Eagle Valley Planning Region

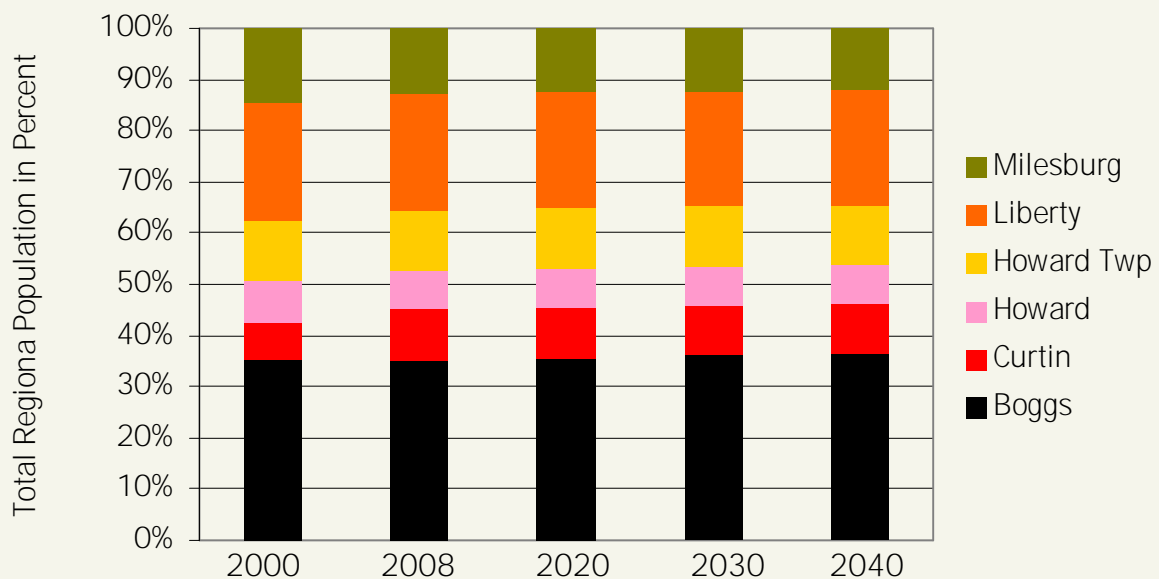
Regional Population: 2000 to 2040



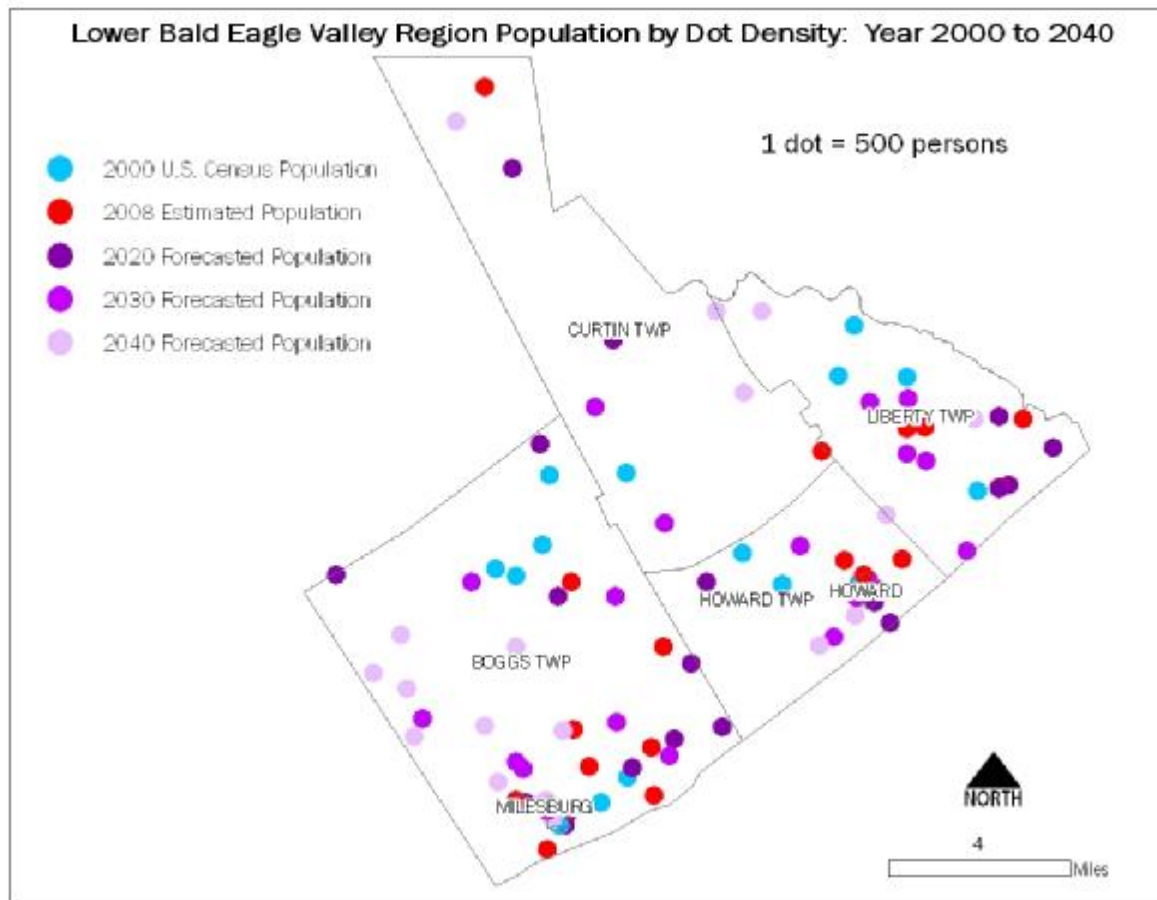
Lower Bald Eagle Valley Regional Population: 2000 to 2040



Lower Bald Eagle Valley Regional Population by percent per municipality: 2000 to 2040



The Lower Bald Eagle Valley Planning Region



Boggs Township is forecasted to be the most populated municipality in the Lower Bald Eagle Valley Region; Milesburg Borough will have the greatest population density. Curtin Township, however, will be the least populated municipality and have the sparsest population density.

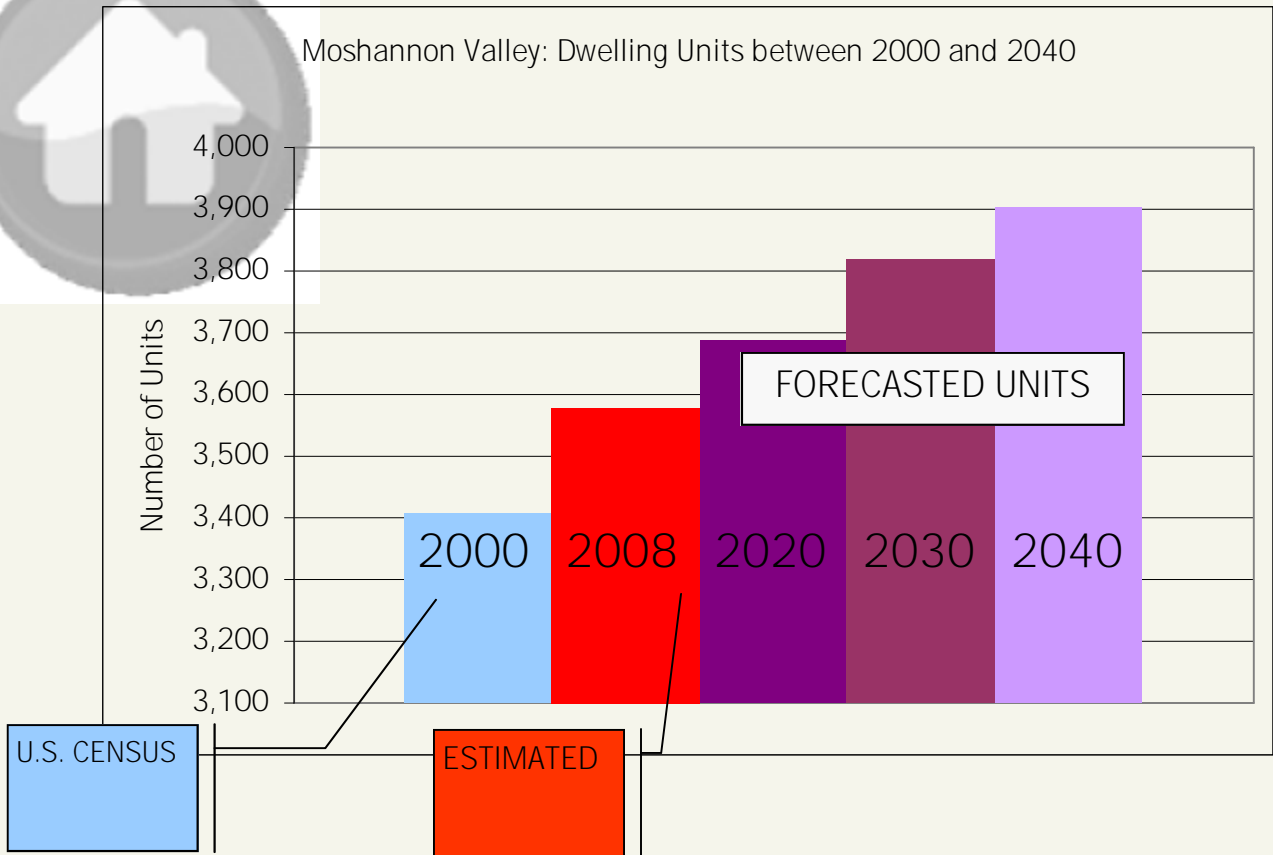
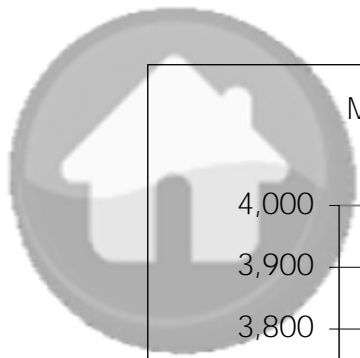
The map above does in no way indicate where population density pockets will occur. Rather, it is a projected glimpse over the next 30 years as to which municipalities will contain the most persons based on the symbology where one (1) dot is equal to 500 persons in each time period.

Estimated and projected population data for Centre County will be compared with the 2010 U.S. Census information when it becomes available.

The Moshannon Valley Planning Region

Rush Township and Philipsburg Borough

Housing Units: 2000 to 2040

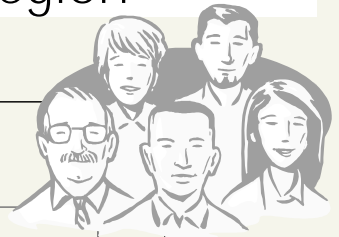


Moshannon Valley Region Dwelling Units: 2000 to 2040

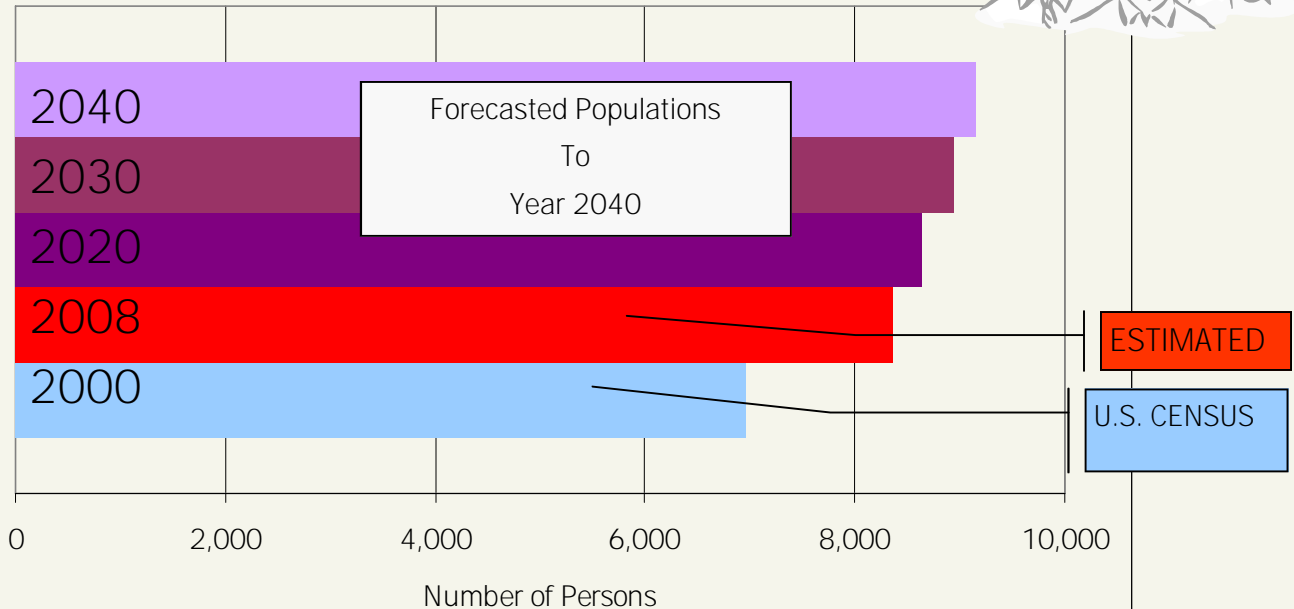
MUNICIPALITY	2000	2008	2020	2030	2040
Philipsburg	1,527	1,546	1,559	1,578	1,592
Rush Twp	1,879	2,031	2,128	2,241	2,311
TOTAL	3,406	3,577	3,687	3,819	3,903

The Moshannon Valley Planning Region

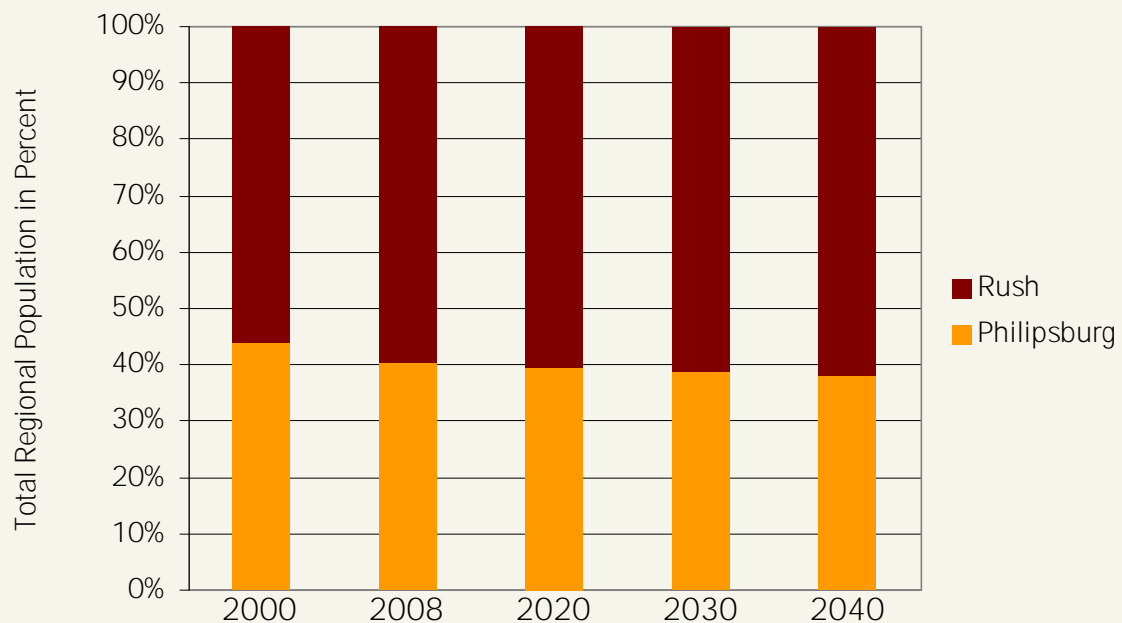
Regional Population: 2000 to 2040



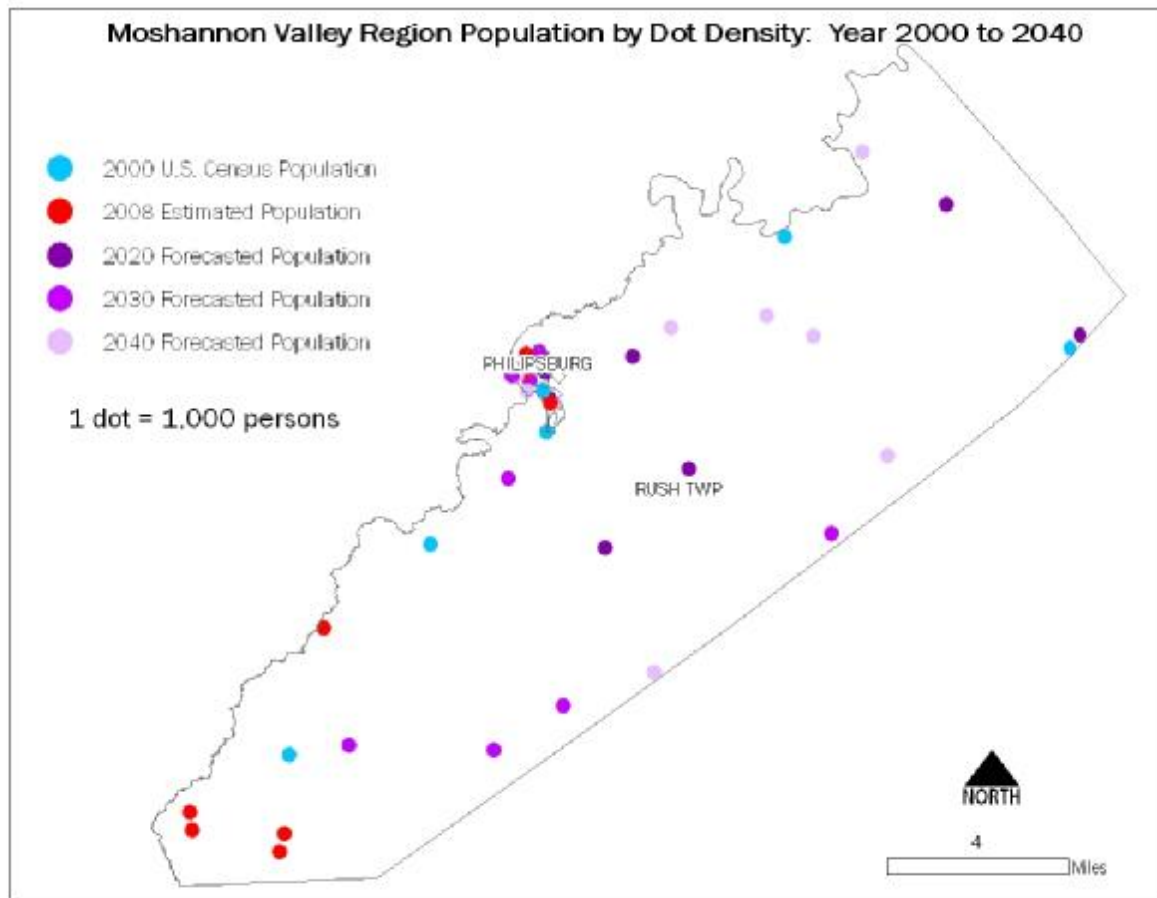
Moshannon Valley Regional Population: 2000 to 2040



Moshannon Valley Region Population by percent per municipality



The Moshannon Valley Planning Region



Rush Township will have more people but Philipsburg Borough will have the greater population density within the Moshannon Valley Region.

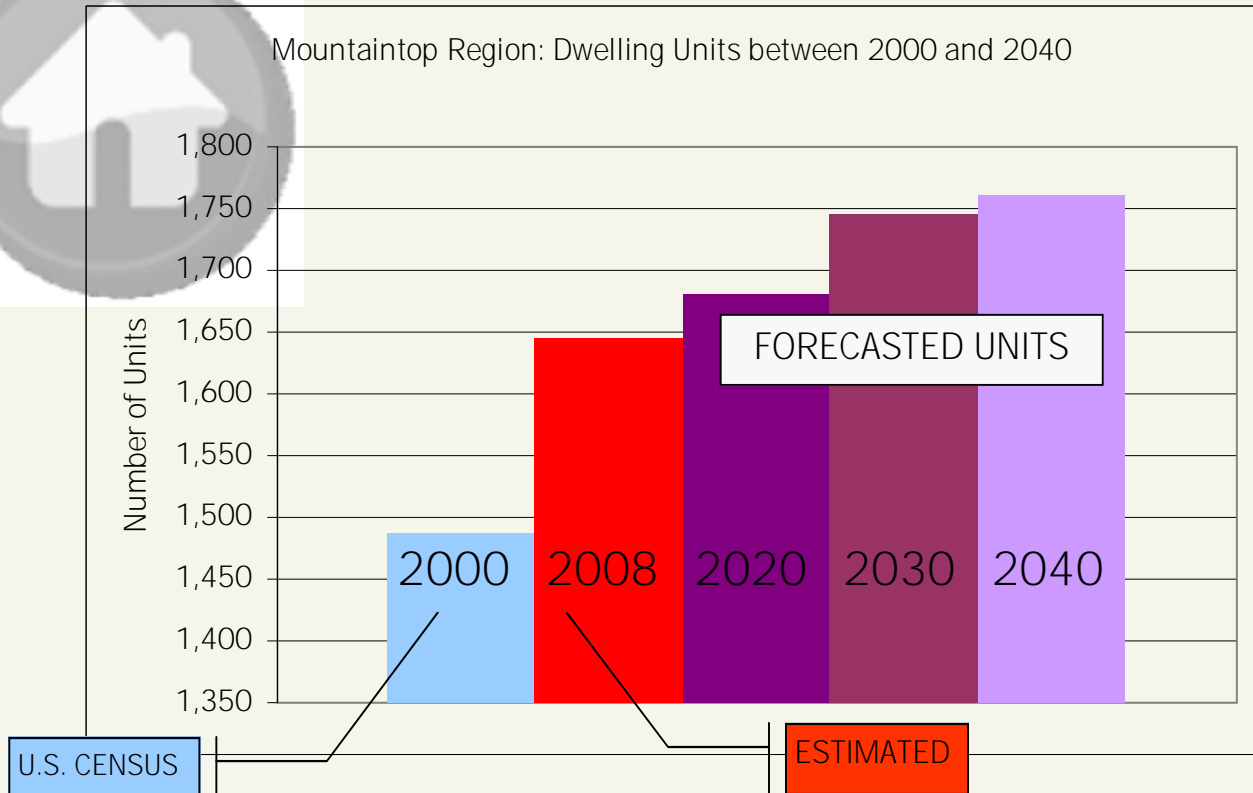
The map above does in no way indicate where population density pockets will occur. Rather, it is a projected glimpse over the next 30 years as to which municipalities will contain the most persons based on the symbology where one (1) dot is equal to 1,000 persons in each time period.

Estimated and projected population data for Centre County will be compared with the 2010 U.S. Census information when it becomes available.

The Mountaintop Planning Region

The Townships of Burnside and Snow Shoe, and Snow Shoe Borough

Housing Units: 2000 to 2040



Mountaintop Region Dwelling Units: 2000 to 2040

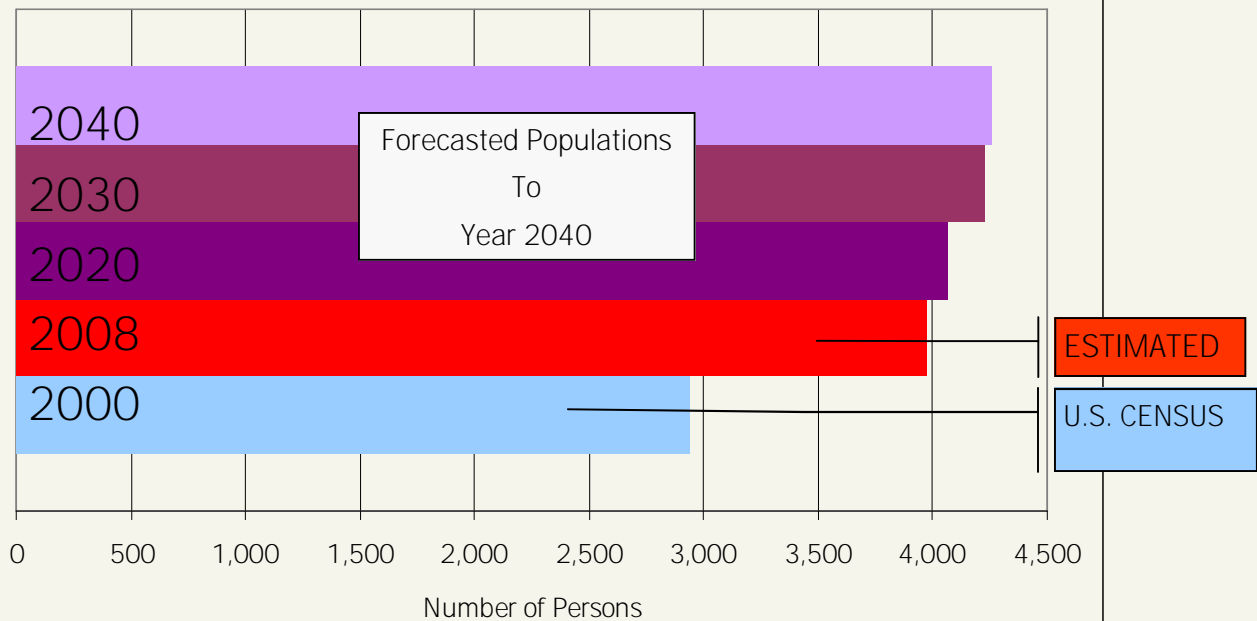
MUNICIPALITY	2000	2008	2020	2030	2040
Burnside Twp	325	410	425	440	450
Snow Shoe Twp	858	915	930	975	975
Snow Shoe	305	321	326	331	336
TOTAL	1,488	1,646	1,681	1,746	1,761

The Mountaintop Planning Region

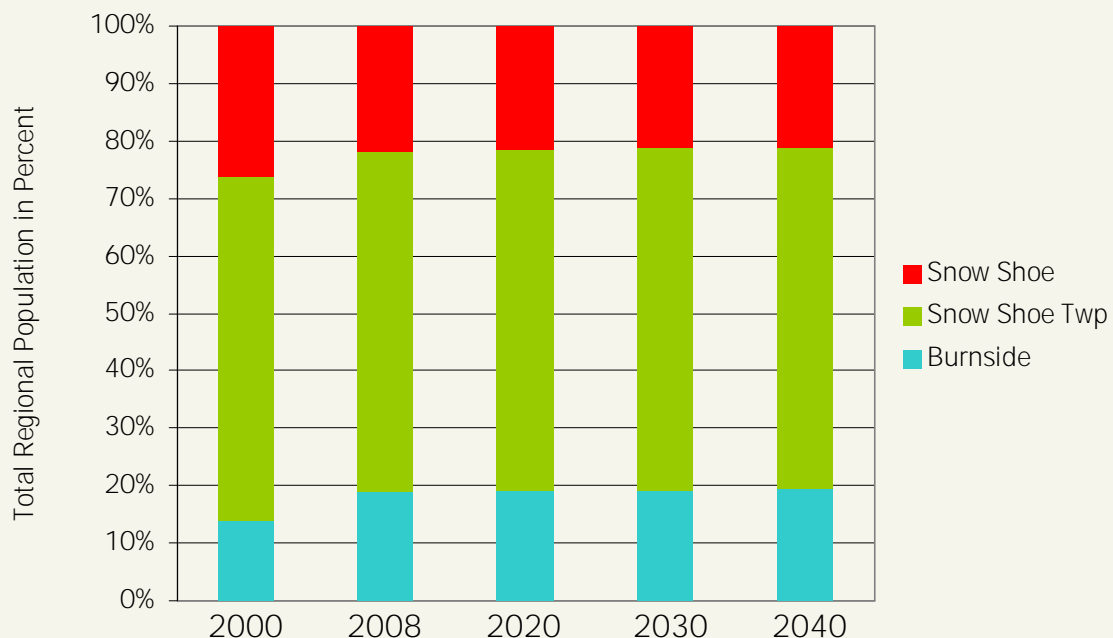
Regional Population: 2000 to 2040



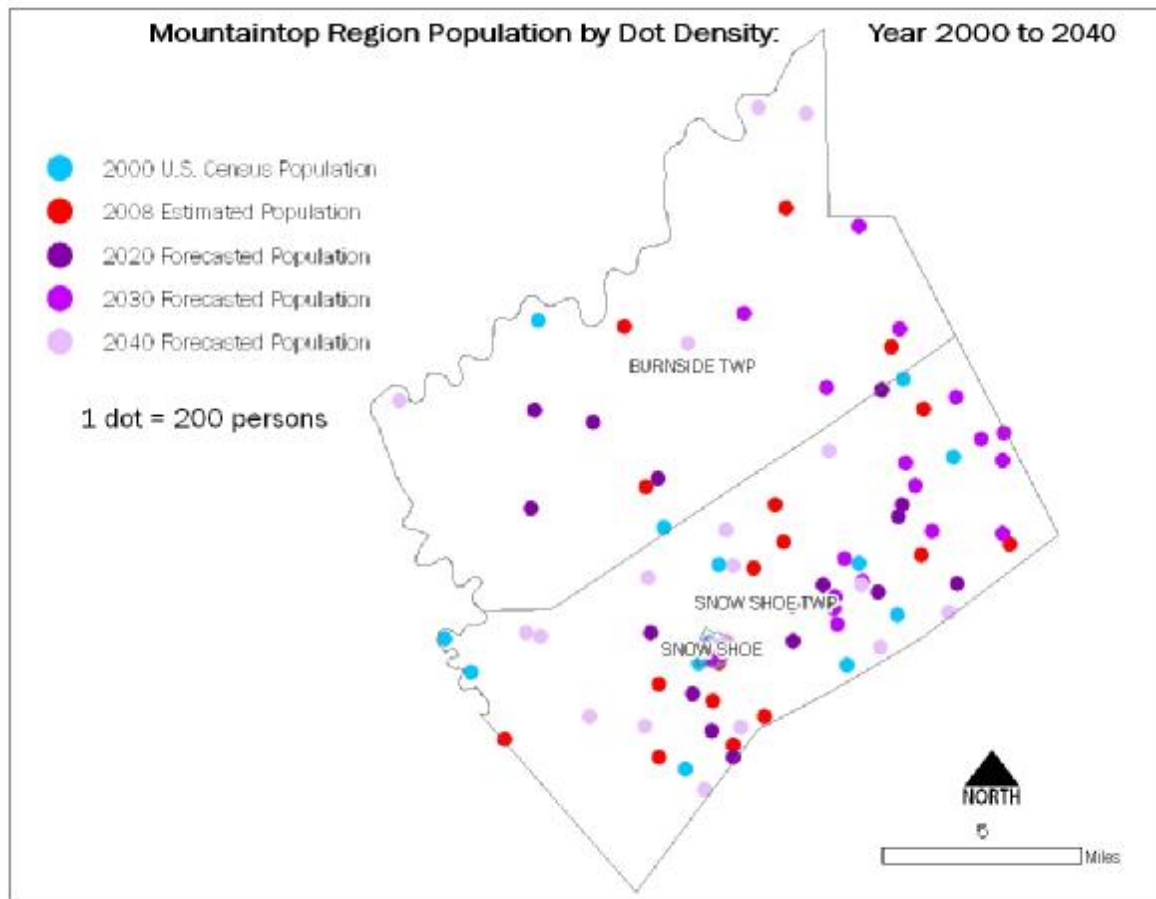
Mountaintop Regional Population: 2000 to 2040



Mountaintop Regional Population by percent per municipality: 2000 to 2040



The Mountaintop Planning Region



Snow Shoe Township will be the most populated municipality in the Mountaintop Region but Snow Shoe Borough will have the greatest population density.

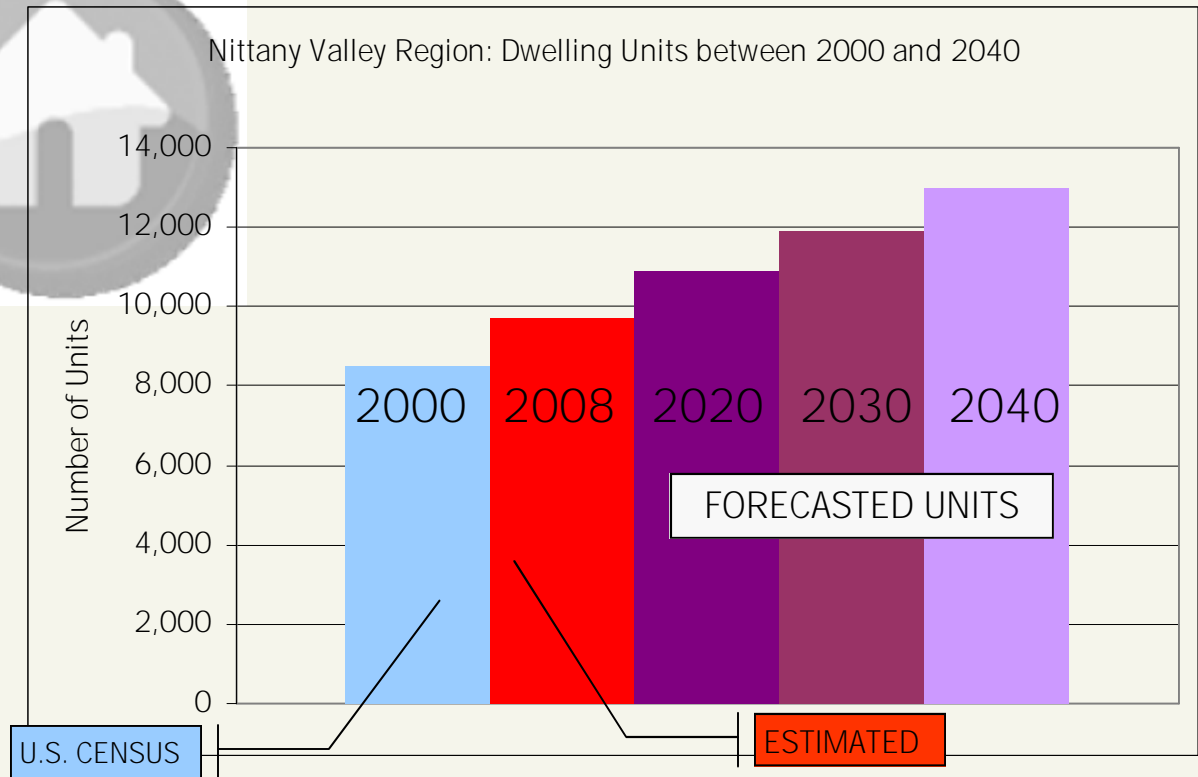
The map above does in no way indicate where population density pockets will occur. Rather, it is a projected glimpse over the next 30 years as to which municipalities will contain the most persons based on the symbology where one (1) dot is equal to 200 persons in each time period.

Estimated and projected population data for Centre County will be compared with the 2010 U.S. Census information when it becomes available.

The Nittany Valley Planning Region

The Townships of Benner, Marion, Spring, Walker, and Bellefonte Borough

Housing Units: 2000 to 2040



Nittany Valley Region Dwelling Units: 2000 to 2040

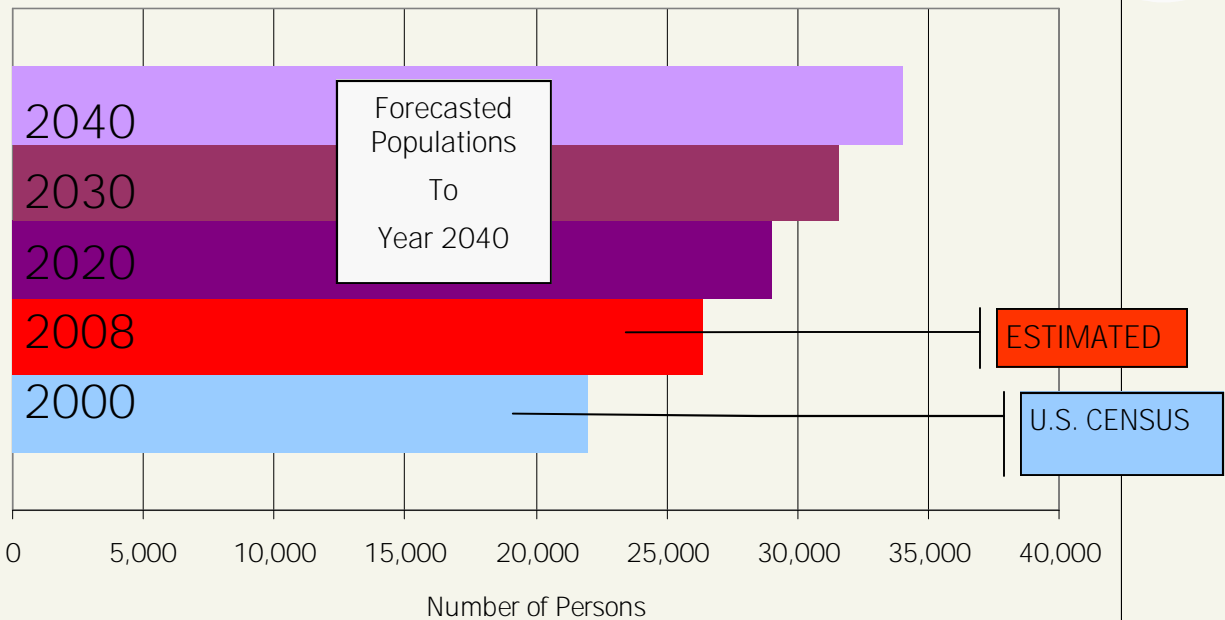
MUNICIPALITY	2000	2008	2020	2030	2040
Bellefonte	2,953	2,983	3,087	3,215	3,381
Benner Twp	1,386	1,766	2,078	2,333	2,558
Marion Twp	339	404	421	481	591
Spring Twp	2,559	2,960	3,554	4,104	4,604
Walker Twp	1,257	1,631	1,765	1,799	1,821
TOTAL	8,494	9,744	10,905	11,932	12,955

The Nittany Valley Planning Region

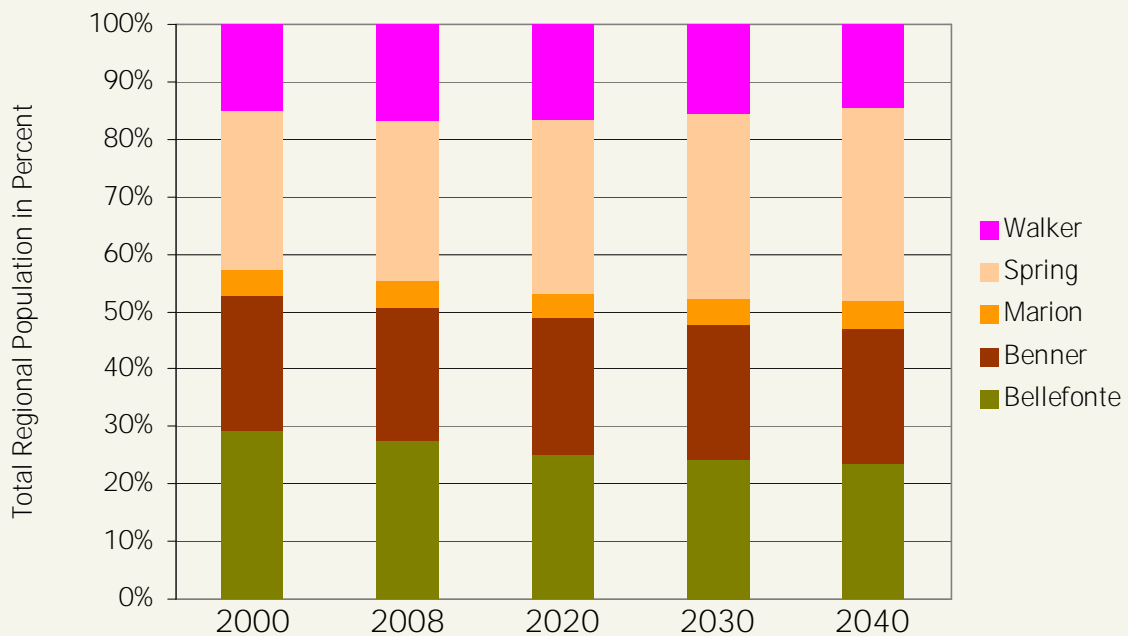
Regional Population: 2000 to 2040



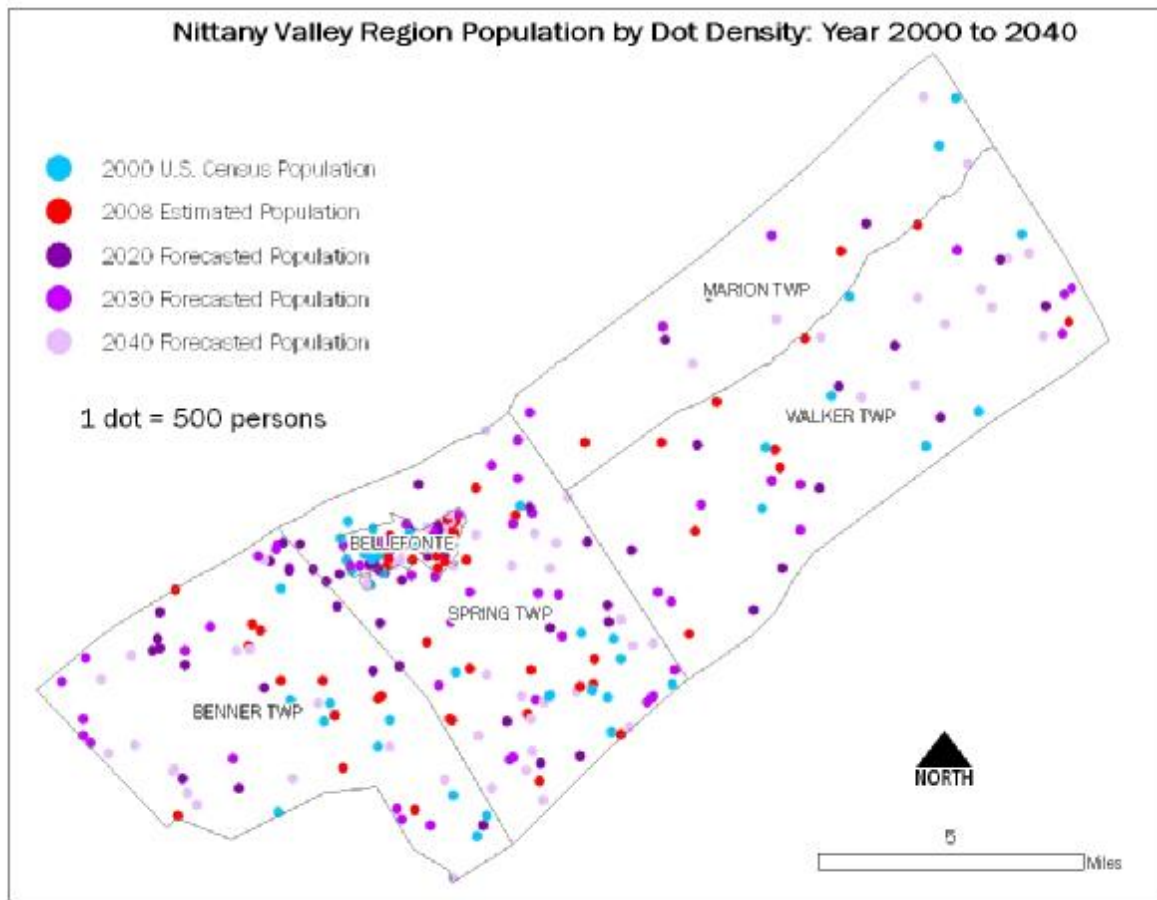
Nittany Valley Regional Population: 2000 to 2040



Total Regional Population by percent per municipality: 2000 to 2040



The Nittany Valley Planning Region



Spring Township is forecasted to have the highest population by the end of 2040 but Bellefonte Borough is projected to have the greatest population density. Marion Township will have both the least amount of people and the smallest population density.

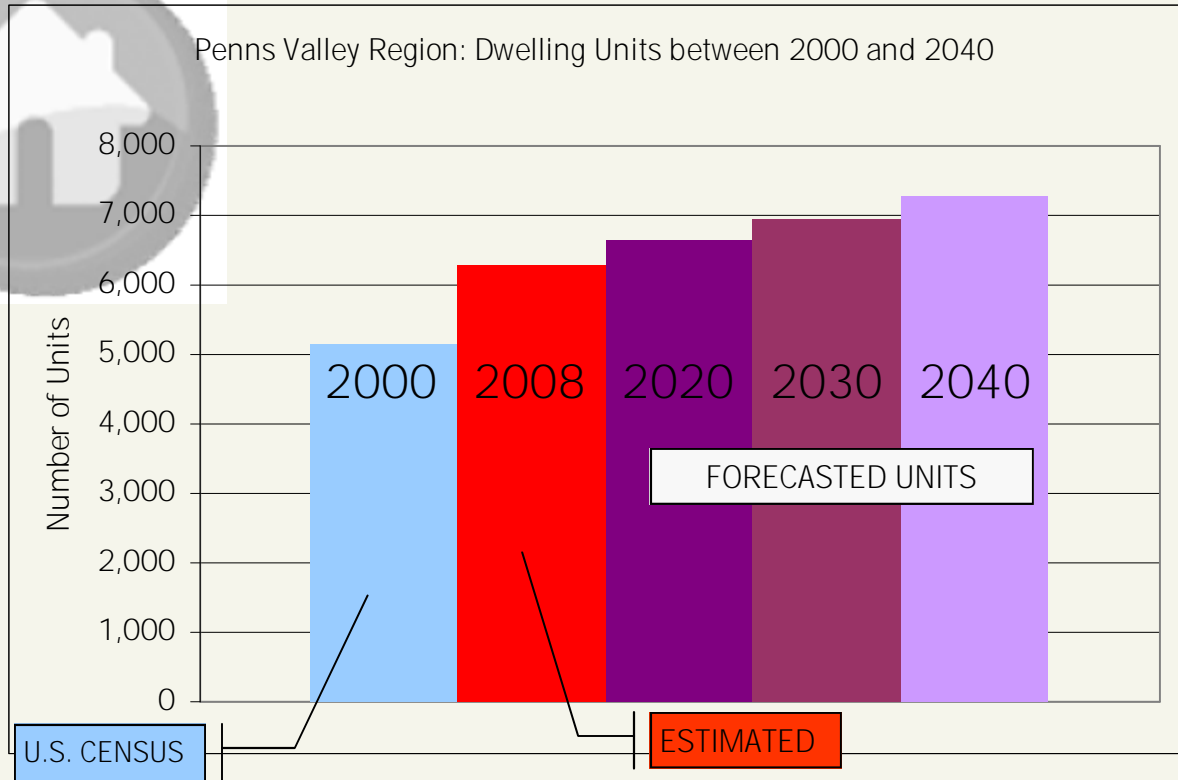
The map above does in no way indicate where population density pockets will occur. Rather, it is a projected glimpse over the next 30 years as to which municipalities will contain the most persons based on the symbology where one (1) dot is equal to 500 persons in each time period.

Estimated and projected population data for Centre County will be compared with the 2010 U.S. Census information when it becomes available.

The Penns Valley Planning Region

The Townships of Gregg, Haines, Miles, Penn, Potter and the boroughs of Centre Hall and Millheim

Housing Units: 2000 to 2040



Penns Valley Region Dwelling Units: 2000 to 2040

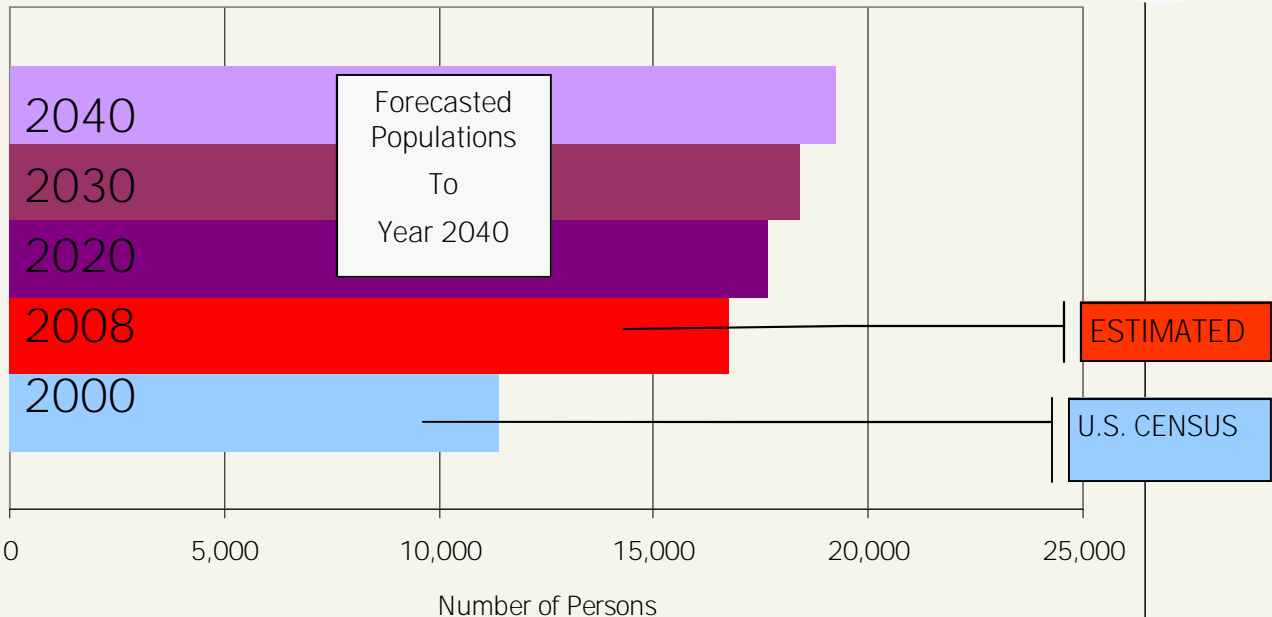
MUNICIPALITY	2000	2008	2020	2030	2040
Gregg Twp	927	1,050	1,066	1,094	1,119
Haines Twp	669	1,336	1,343	1,346	1,347
Miles Twp	693	753	823	893	963
Penn Twp	533	600	652	680	729
Potter Twp	1,467	1,663	1,841	1,991	2,166
Centre Hall	514	522	534	540	546
Millheim	333	351	391	401	401
TOTAL	5,136	6,275	6,650	6,945	7,271

The Penns Valley Planning Region

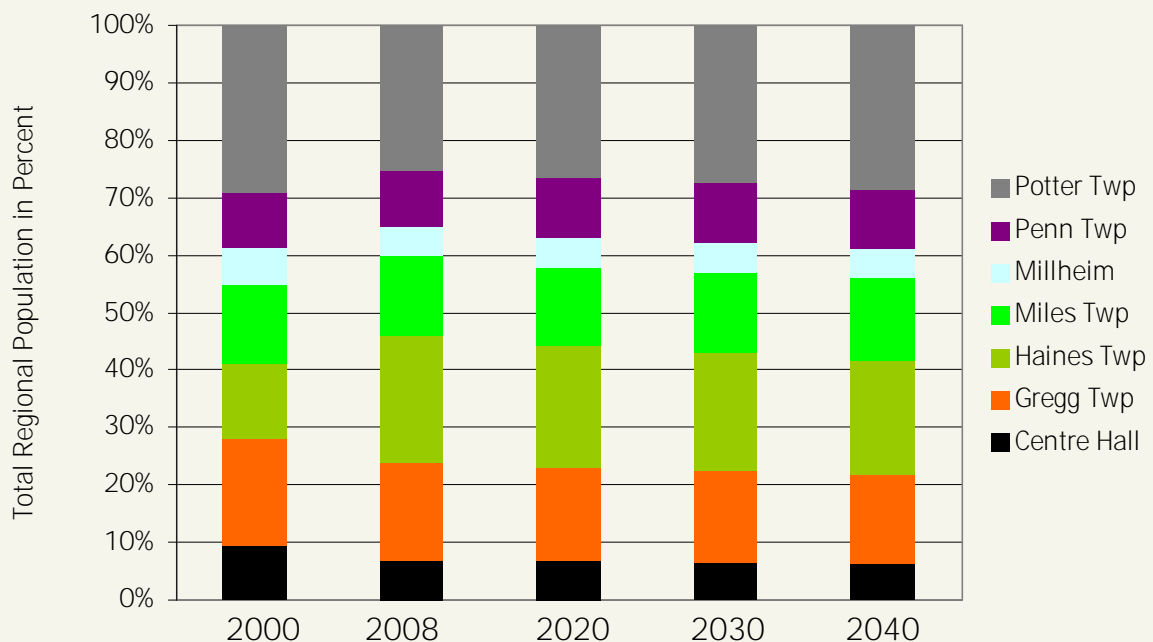
Regional Population: 2000 to 2040



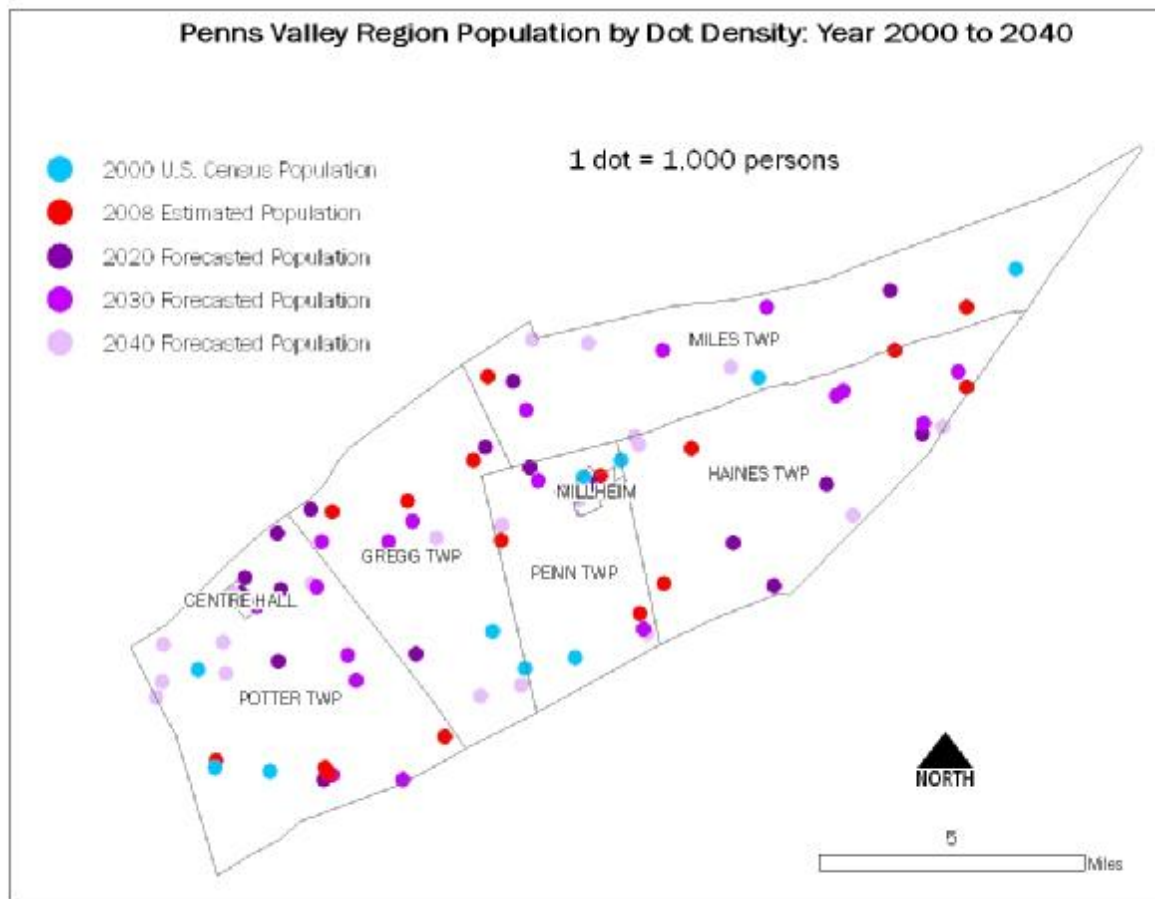
Penns Valley Regional Population: 2000 to 2040



Penns Valley Region Population by percent per municipality: 2000 to 2040



The Penns Valley Planning Region



By 2040, Potter Township is forecasted to have the highest municipal population but Centre Hall will have the greatest population density in the Penns Valley Region. Millheim is projected to have the least amount of people in 2040 but Miles Township will have the smallest population density.

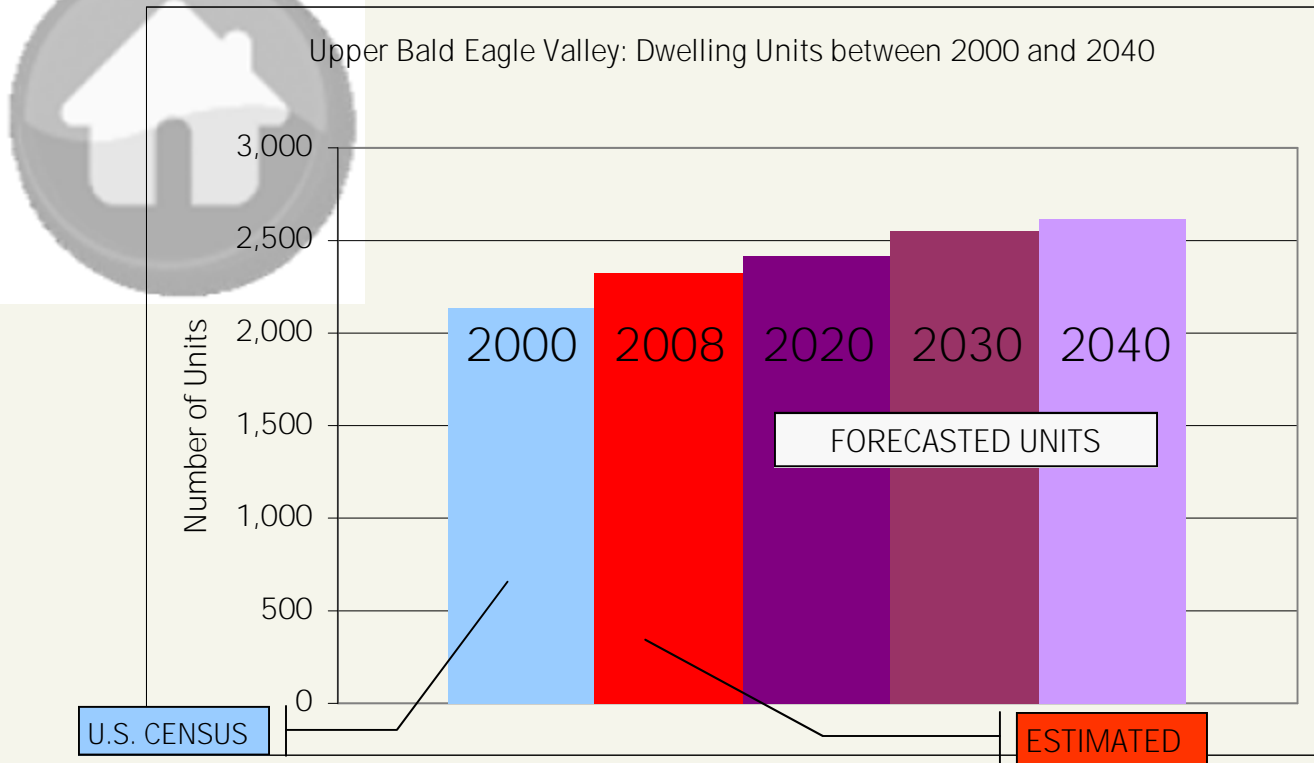
The map above does in no way indicate where population density pockets will occur. Rather, it is a projected glimpse over the next 30 years as to which municipalities will contain the most persons based on the symbology where one (1) dot is equal to 1,000 persons in each time period.

Estimated and projected population data for Centre County will be compared with the 2010 U.S. Census information when it becomes available.

The Upper Bald Eagle Valley Planning Region

The Townships of Huston, Taylor, Union, Worth, and the boroughs of Port Matilda and Unionville

Housing Units: 2000 to 2040



Upper Bald Eagle Valley Region Dwelling Units: 2000 to 2040

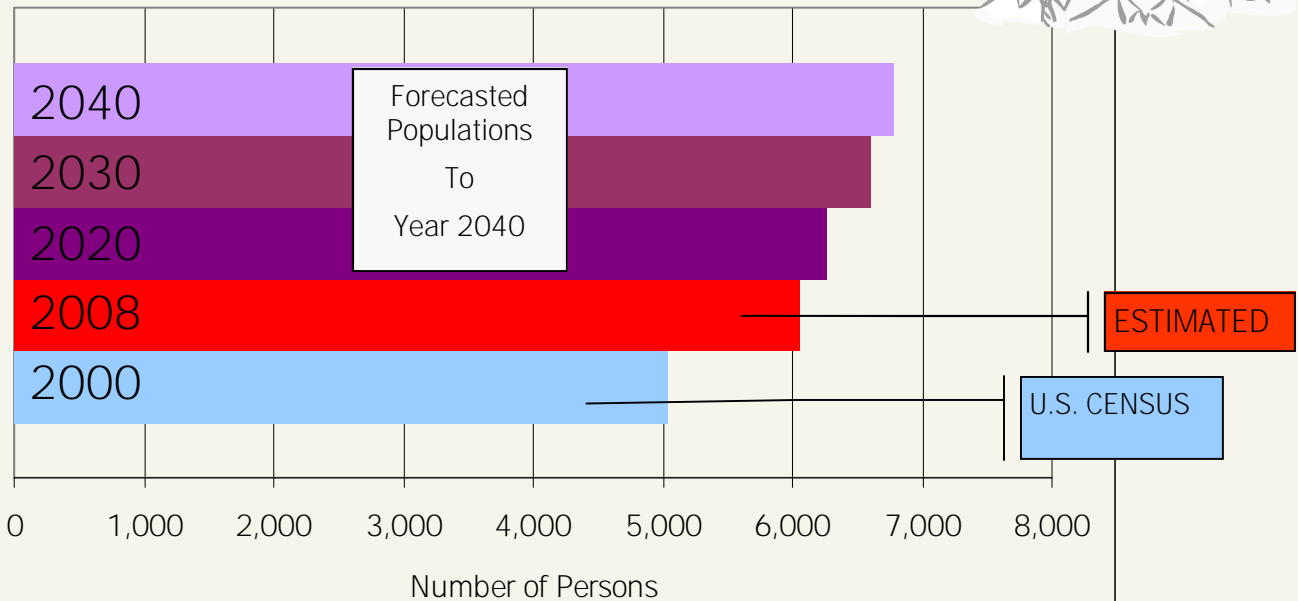
MUNICIPALITY	2000	2008	2020	2030	2040
Huston Twp	547	585	598	604	609
Taylor Twp	333	386	395	408	416
Union Twp	506	555	591	641	667
Worth Twp	350	390	398	410	431
Port Matilda	274	282	300	351	359
Unionville	127	130	135	137	137
TOTAL	2,137	2,328	2,417	2,551	2,619

The Upper Bald Eagle Valley Planning Region

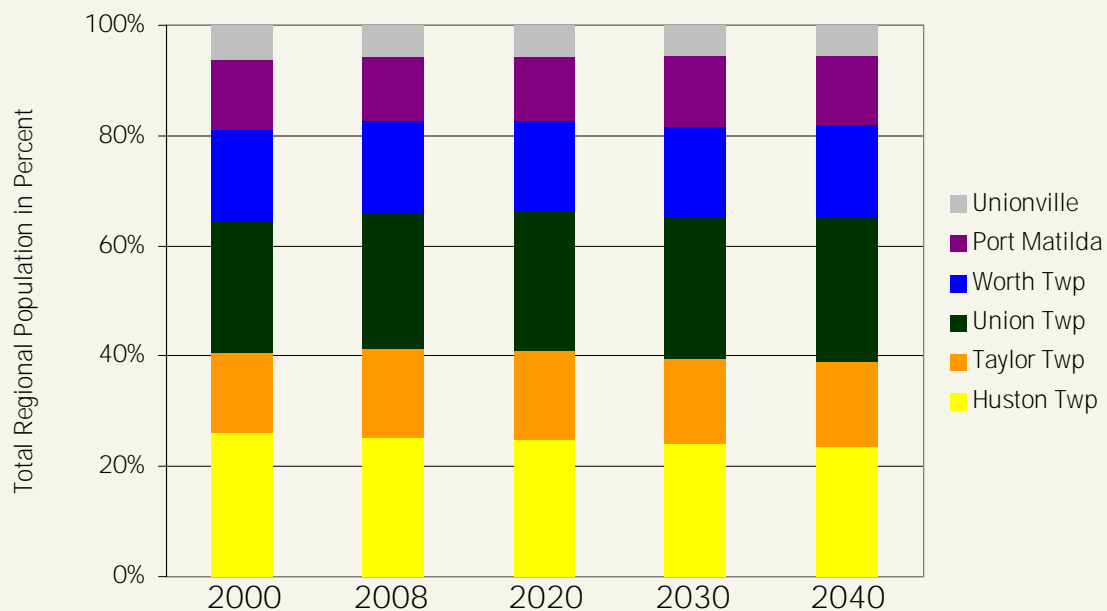
Regional Population: 2000 to 2040



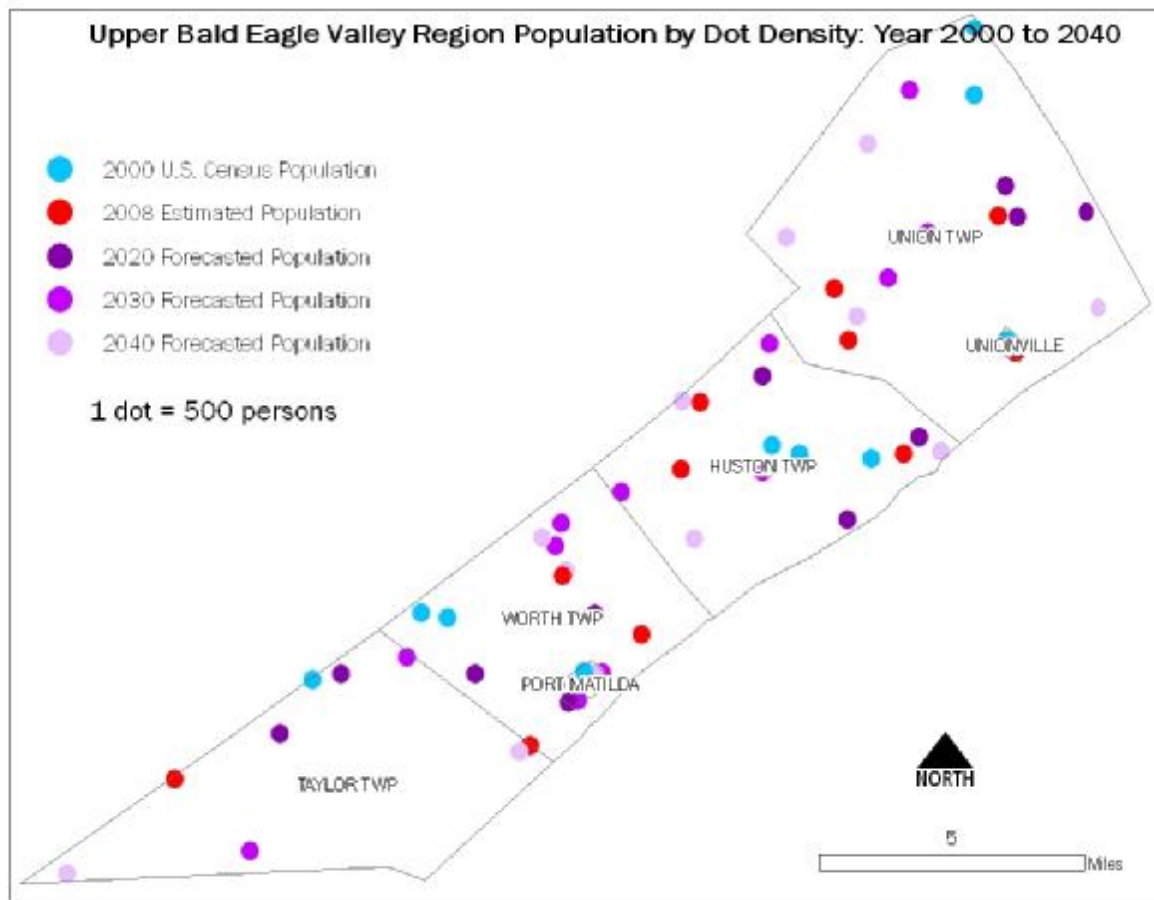
Upper Bald Eagle Valley Regional Population: 2000 to 2040



Upper Bald Eagle Valley Regional Population in percent per municipality: 2000 to 2040



The Upper Bald Eagle Valley Planning Region



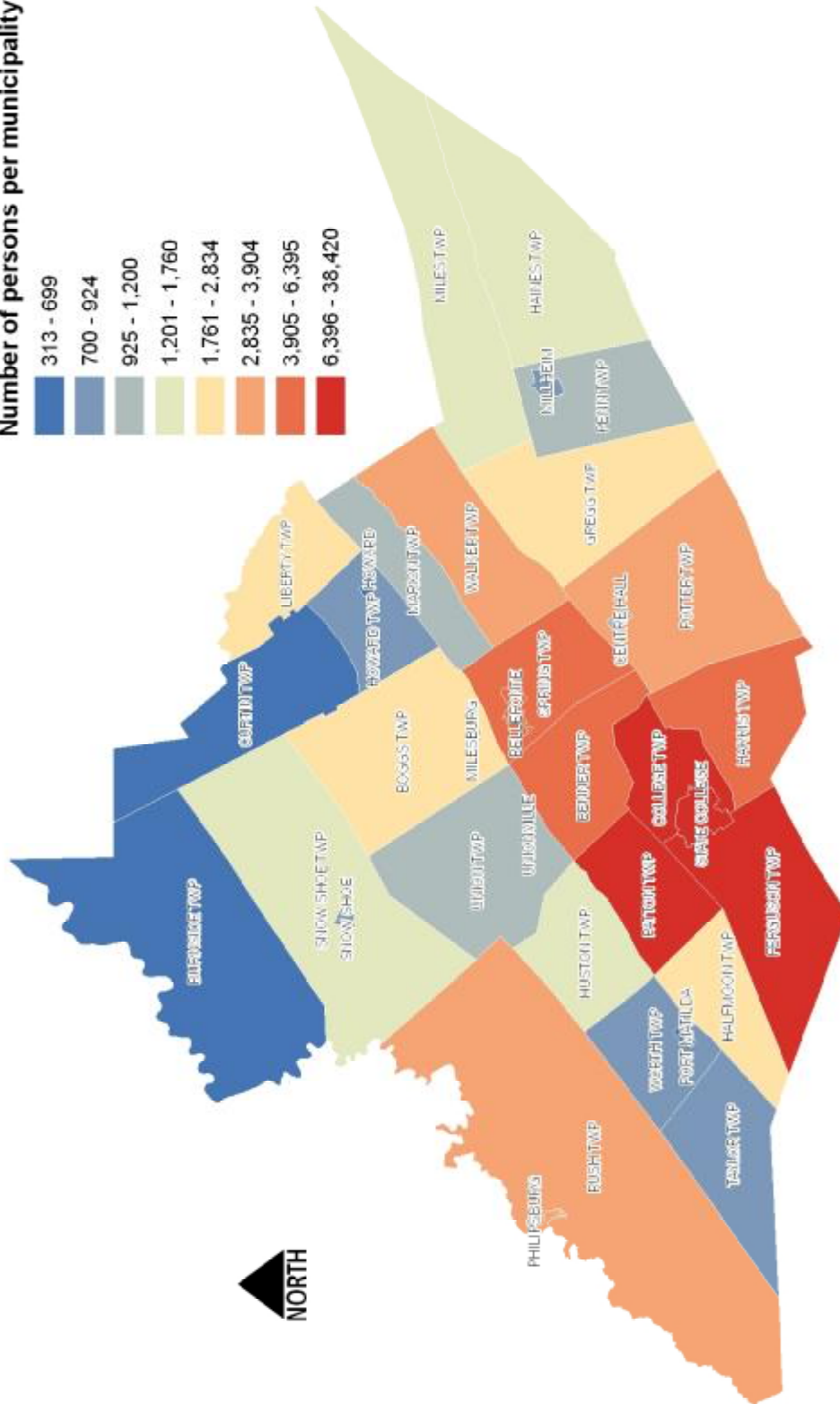
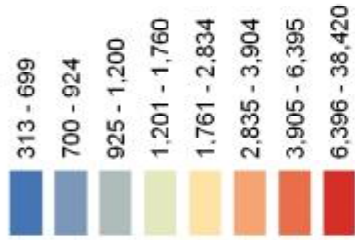
By 2040, Union Township is forecasted to have the highest municipal population but Port Matilda will have the greatest population density in the Upper Bald Eagle Valley Region. Unionville is projected to have the least amount of people in 2040 but Taylor Township will have the smallest population density.

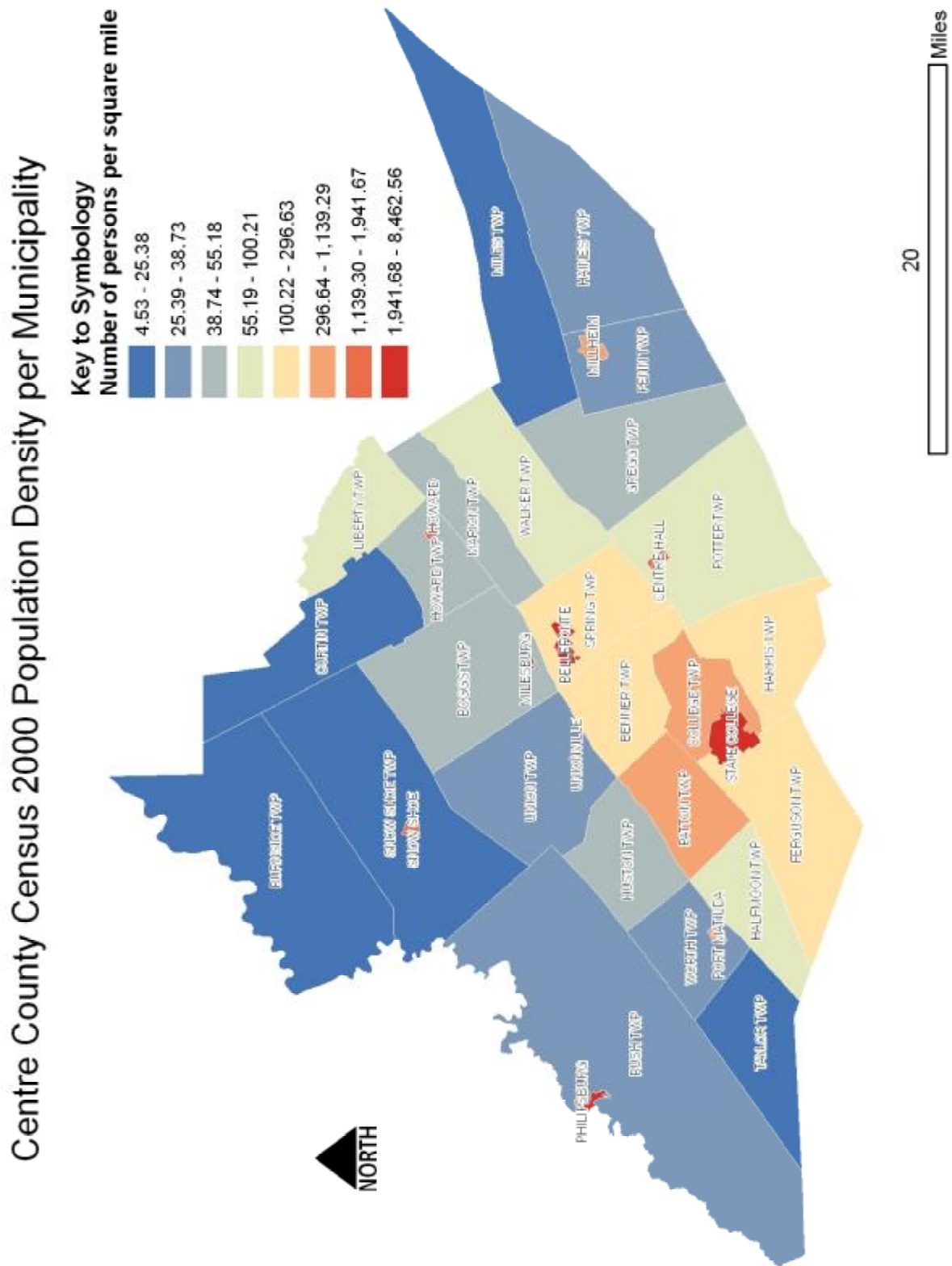
The map above does in no way indicate where population density pockets will occur. Rather, it is a projected glimpse over the next 30 years as to which municipalities will contain the most persons based on the symbology where one (1) dot is equal to 500 persons in each time period.

Estimated and projected population data for Centre County will be compared with the 2010 U.S. Census information when it becomes available.

Centre County Census 2000 Population per Municipality

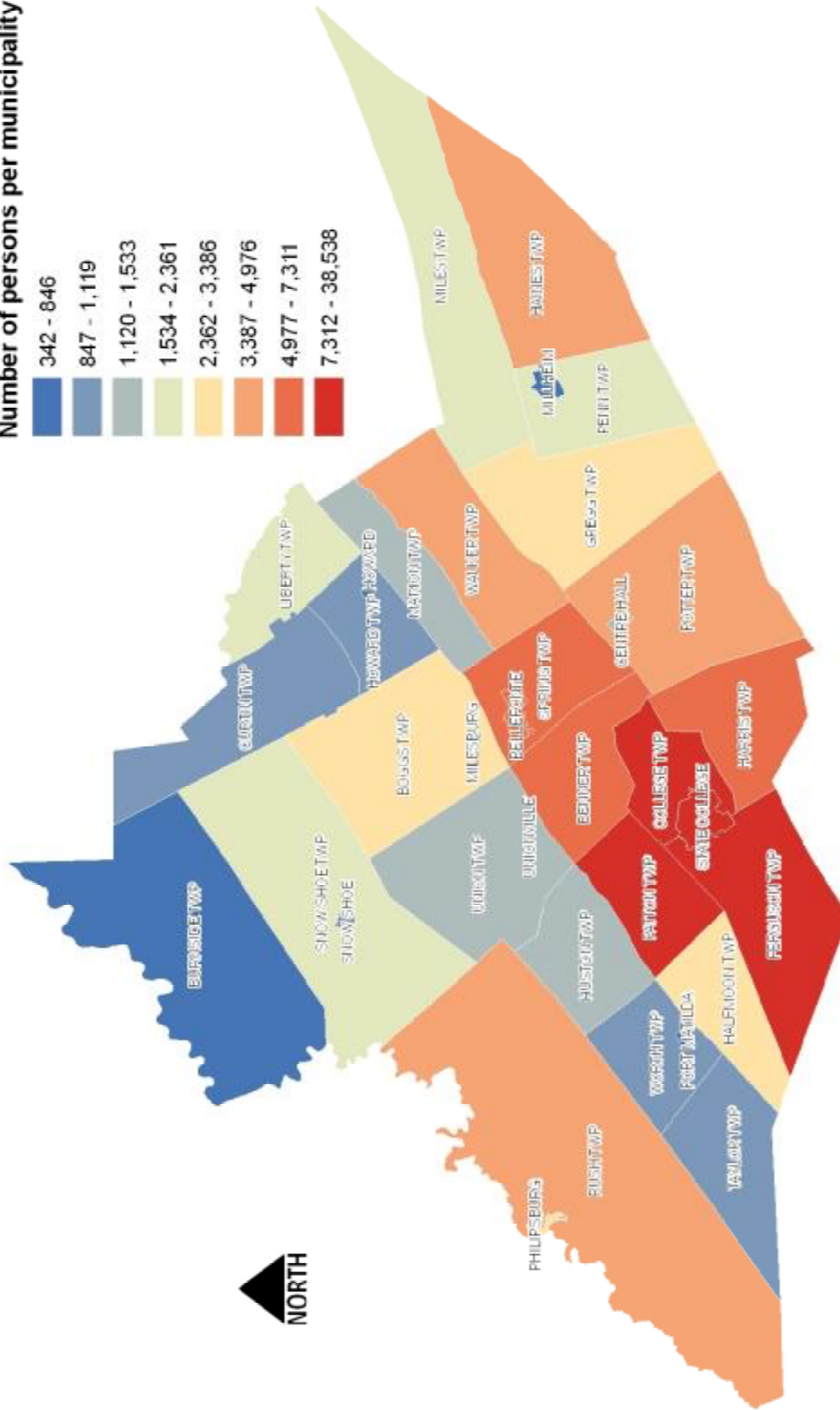
Key to Symbolology
Number of persons per municipality





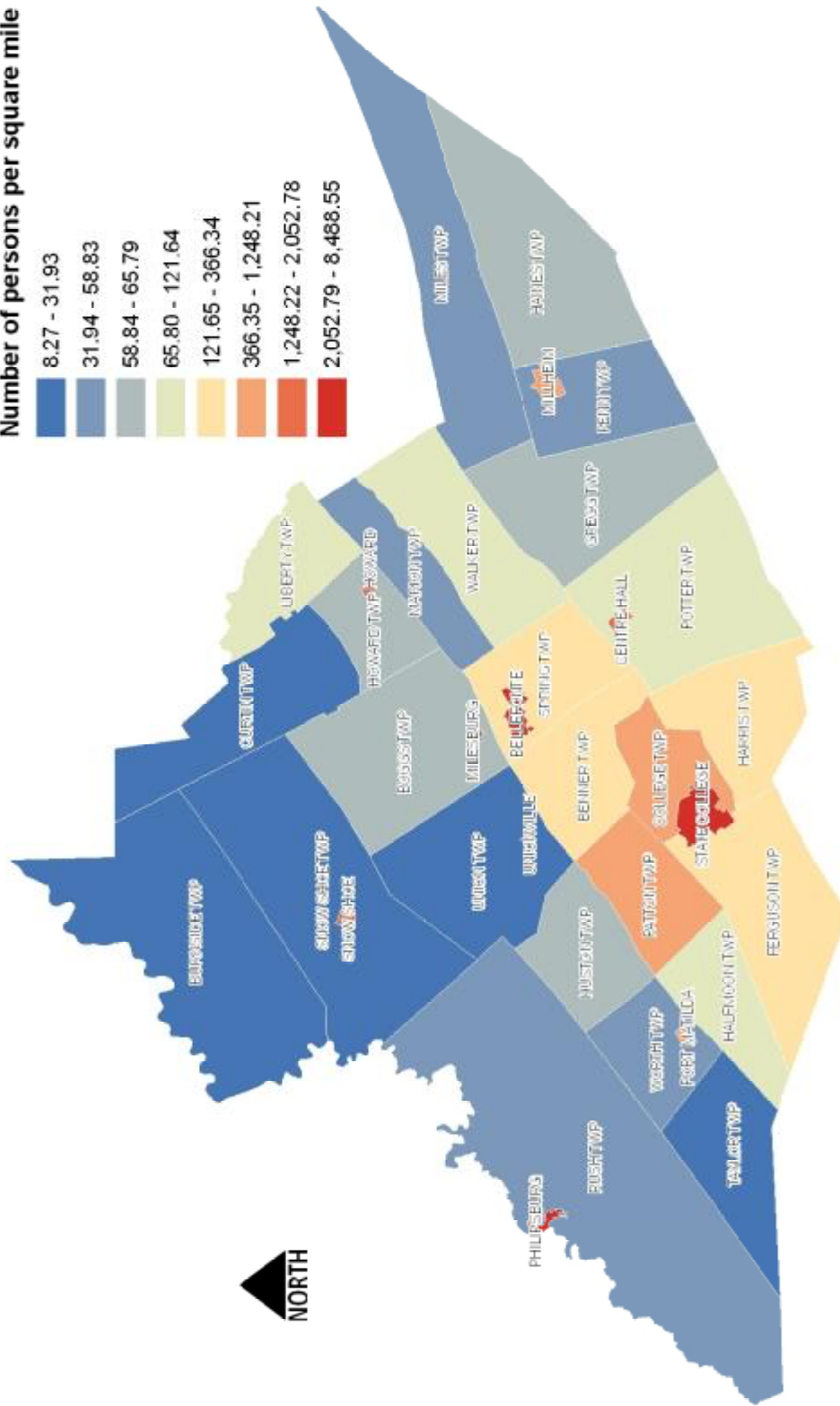
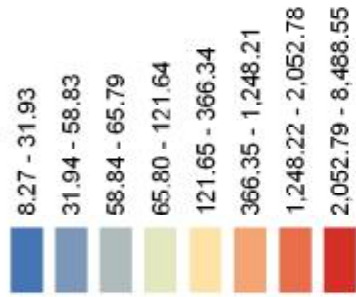
Centre County Estimated 2008 Population per Municipality

Key to Symbology
Number of persons per municipality

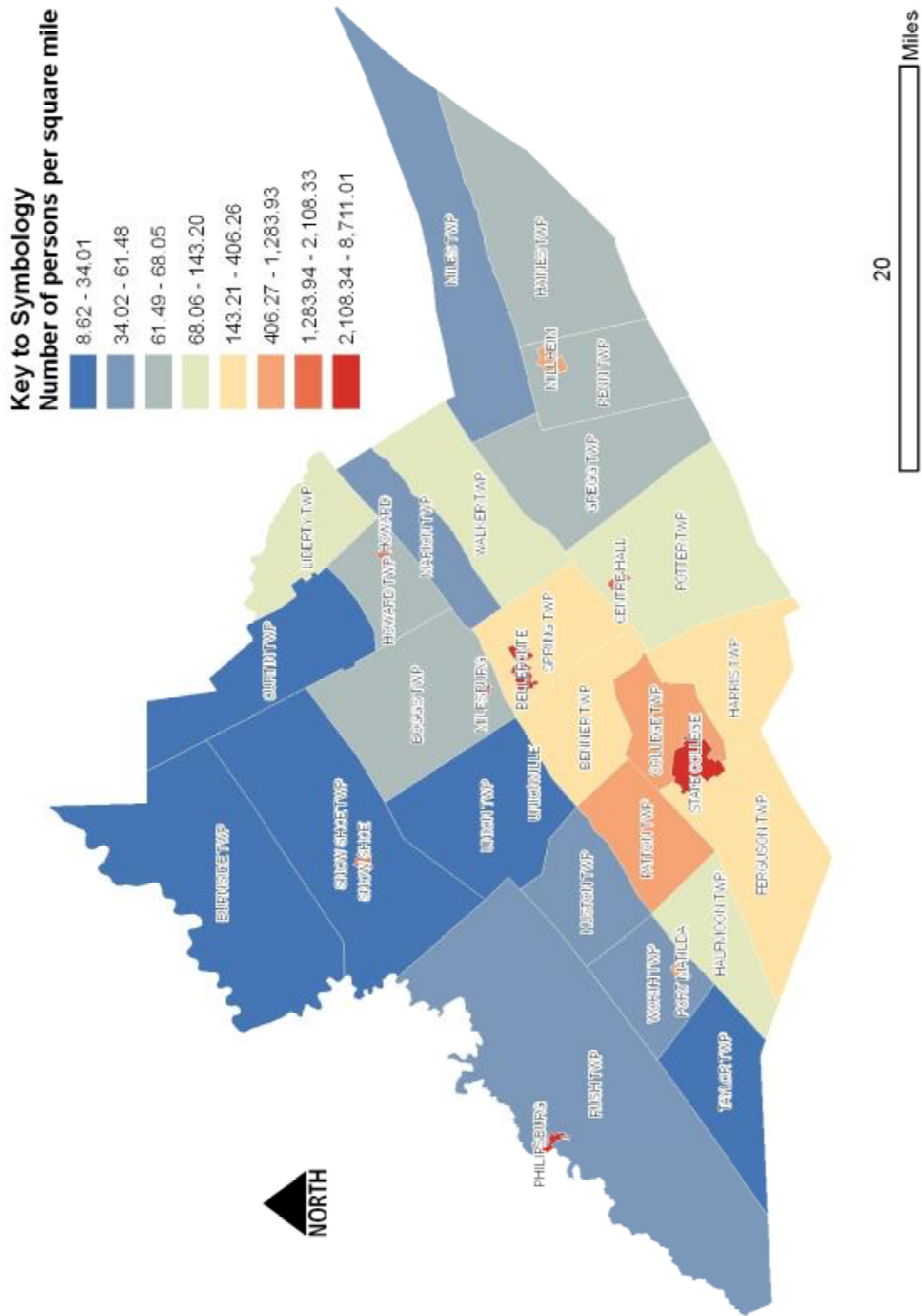


Centre County Estimated 2008 Population Density per Municipality

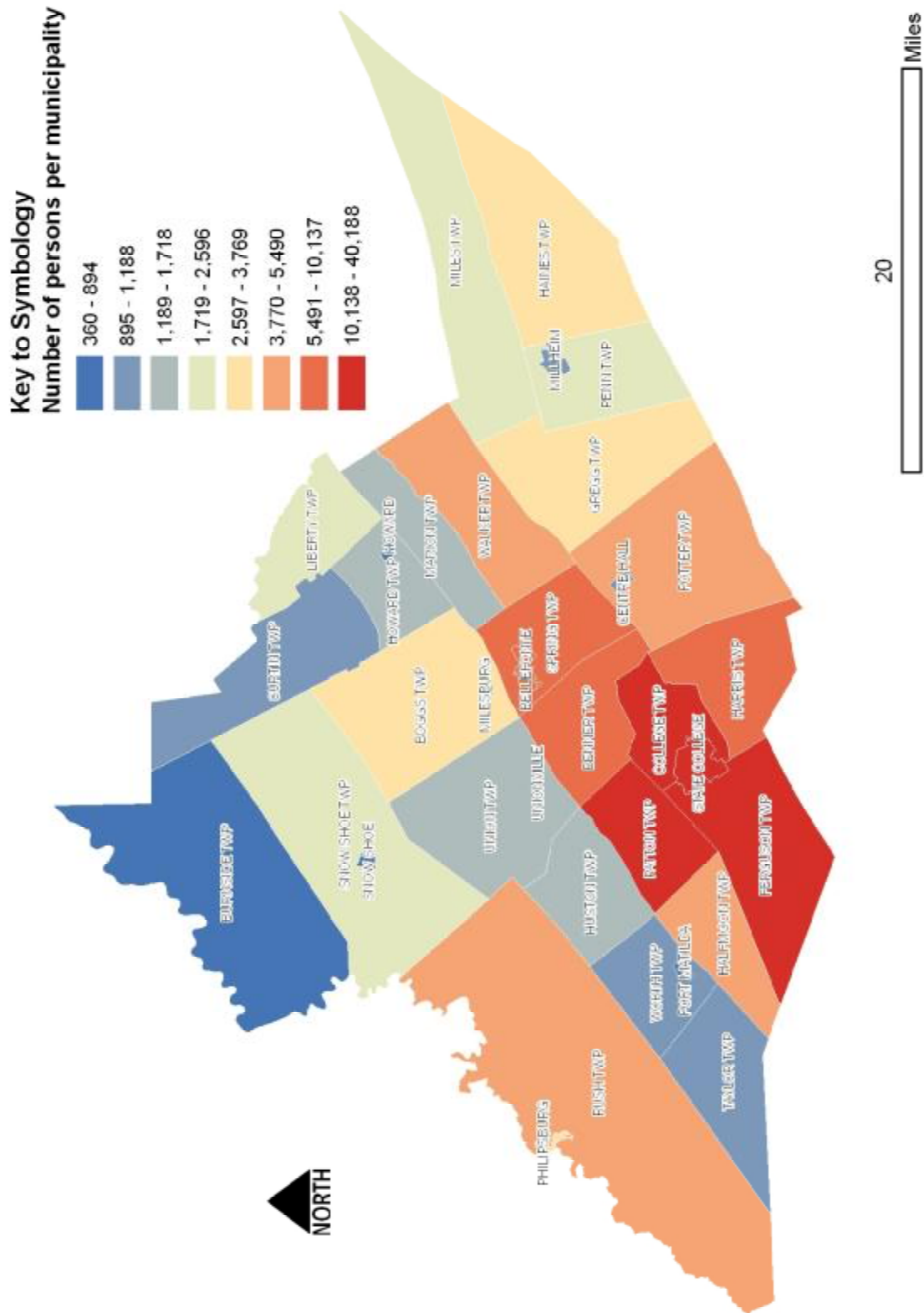
Key to Symbology
Number of persons per square mile



Centre County Forecasted 2020 Population Density per Municipality

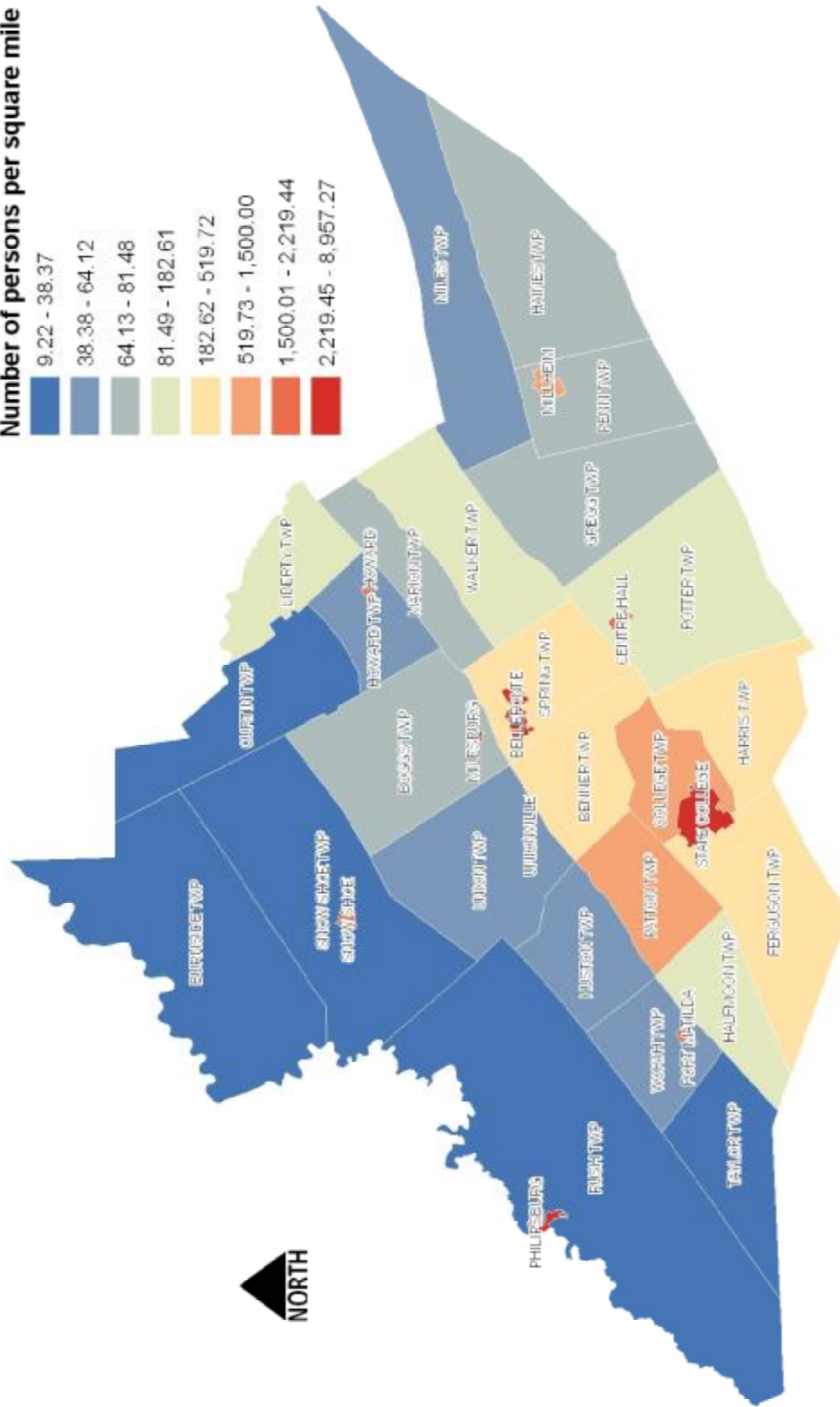
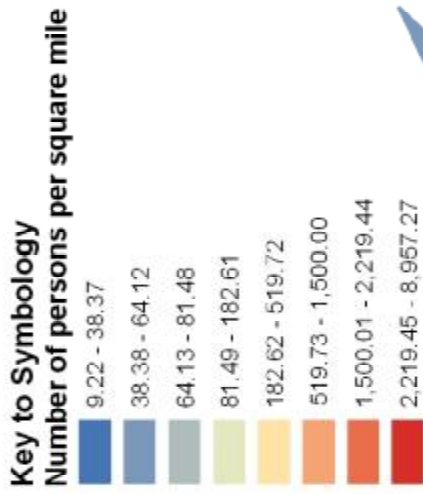


Centre County Forecasted 2030 Population per Municipality





Centre County Forecasted 2040 Population Density per Municipality





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It is the mission of the Centre County Planning and Community Development Office to provide the citizens of Centre County with professional planning services by promoting a coordinated and cost effective approach to the orderly growth and development of their communities.

Population projections and estimates summary

Estimating population change and projecting population change is more of an art than a science. Although we have basic tools, such as equations in which we can plug in known population numbers, forecasting population change can be a challenging task. Factors intrinsic to populations, for examples the birth rates, death rates, and migration patterns of populations, are easier to predict based on statistical methods; extrinsic factors, like economic drivers including the local job and housing markets, which do affect population change, are not as easy to forecast. Another method of projecting populations – the cohort component method – takes into consideration the age and gender composition a population. For the purposes of this document, we have omitted that method. However, factors like age, gender, educa-

tional attainment, employment, and even race, are important population characteristics which planners have to consider. These factors influence what services and infrastructure will be necessary in a community to support specific populations. A younger population needs more educational and recreational services; an older population often needs more transportation and health care services; a population with higher educational attainment tends to migrate for employment. At best, this document serves to give an educated estimate of where and when the county population will shift. Population projections are based on the assumption that present-day housing and economic conditions will remain stable and possibly improve through the year 2040.



The 2010 U.S. Census will record how many people are in the United States as of the date April 1, 2010.